

Frequently Asked Questions

1. Do you take advance applications for housing?

ANS - Yes, once you have orders to Ft Carson you may submit the housing application with your orders and DEERS for all dependents (DA1172).

2. When can I apply for housing?

ANS - As soon as you receive orders to bringing you to Ft Carson you may apply.

3. Can I select the area where I want to live?

ANS - Fort Carson's waitlist are broken down by rank and bedroom size. If you are an E-5 with a three bedroom requirement that is the list you will be added to; once a home became available in any one of the neighborhoods your waitlist covers, we would contact you. If it's not in the neighborhood/floor plan of your choosing you may decline.

4. Can I live off-post?

ANS - It is not mandatory to live On-Post Housing unless you are Key and Essential Personnel are the only ones who must request an exception to policy to live off post.

5. How long does it take to find housing?

ANS - It depends on wait times as well as your rank and bedroom requirements. For Off Post - It is a personal choice as to what type of housing you desire. If you are authorized travel with dependents on your orders, you will be entitled to up to 10 days of Temporary Lodging Expenses (TLE) while house hunting. As soon as you receive orders, make advance reservations with the Colorado Inn (on post lodging facility) by calling, Comm. 719-526-4832/DSN 691- 4832.

PETS ARE NOT ALLOWED at the Colorado Inn, but you will be issued a statement of non availability.

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

ANS - The homes on post vary in size. There are two, three, and four bedroom homes that range from 1000sf to 2200sf, age of home, bedroom requirement, availability, and rank will determine what type of home you are assigned. You can go to www.fortcarsonfamilyhousing.com to view floor plans or contact Balfour Beatty Communities leasing office at (719) 579-1606.

Homes Off-post varies in size, location and age.

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

ANS - All of our homes come with appliances to include Dishwasher, Stove and Fridge. All our homes are setup to operate on the standard US 110 volt system. Any other electrical requirements may require the use of a transformed or other power source system. You should contact the leasing office where you plan to reside before arriving.

8. Is housing overseas different from US homes?

ANS - Housing stateside is different from overseas based on cultural and regional differences, you should contact the HSO office to find out the differences.

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

ANS - Yes, service members have the option to live on or off post. Single Service Members E5 and below, without dependents, must reside in the barracks, E6 and above have the only

option is to live off post. They will receive single rate BAH and home finding assistance is available at the HSO office. They may not reside in on post family housing.

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

ANS - BAH is the entitlement Soldiers are paid to cover housing needs. It is based on an average cost of rentals in the area. Rental allotments are voluntary and are the amount agreed to pay landlord as rent for a home or apartment. The amount will vary dependant on what the set rental price at the place you decide to rent.

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

ANS- The Finance Office, whether in CONUS or overseas, should provide all counseling about financial housing entitlements during in-processing. BAH (Basic Allowance for Housing) will formally start as soon as you report to PDS (Permanent Duty Station). The rates vary IAW locality. OHA (Overseas Housing Allowance) is not applicable in CONUS.

12. Are there any restrictions on bringing our pets?

ANS - Yes, see below.

13. Restrictions on the number of pets?

ANS - You may have any combination of either cat or dog; but only two animals.

14. Restrictions on the type/breed of dog?

ANS - Yes, the following breeds are not permitted in most installations (this is also on most orders as well.): ***Pit bulls, Rottweiler, Akita, chows, Doberman pinchers, American Staffordshire Bull Terriers, English Staffordshire Bull Terriers, Mastiffs, wolf hybrids and any other breeds geared toward aggressive behavior. Any dogs that are mixed with anything on this list are also not permitted.***

15. Restriction on the type of pet, i.e., "Can I have my pet snake/iguana/ferret/pot-bellied pig?"

ANS - Exotic pets are not permitted in family housing including: farm animals, falcons, rabbits, monkeys, raccoons, skunks, and snakes, pot bellied pigs, hybrid wolves, iguanas and other animals not normal to a household. Caged animals such as: guinea pigs, hamsters or gerbils are permitted and do not count toward the two pets you are allowed to have. Ferrets, mice, or rats are **not** allowed.

16. What schools are in the area?

ANS - On post there are elementary and middle schools. High schools will be found off post. Children who reside on post and are in high school are bused to school. Schools are listed below --

The city's public schools are divided into several districts:

- [Widefield School District 3](#) On the south end
- [Academy School District 20](#) On the north end
- [Colorado Springs School District 11](#) In the center of the city
- [Falcon School District 49](#) On the east side
- [Fountain-Fort Carson School District 8](#) On the far south end
- [Harrison School District 2](#) In the south central area
- [James Irwin Charter Schools](#) In the east central area
- [Cheyenne Mountain School District 12](#) In the southwest corner
- [Colorado School for the Deaf and Blind](#)

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Private schools:

- [The Colorado Springs School^{\[57\]}](#)
- [Colorado Springs Christian Schools](#)
- [Evangelical Christian Academy](#)
- [Fountain Valley School of Colorado](#)
- [Hilltop Baptist School](#)
- [Springs Adventist Academy](#)
- [St. Mary's High School](#)
- [The Colorado Springs School](#)
- [Divine Redeemer Catholic School](#)
- [Pauline Memorial Catholic School](#)
- [Corpus Christi Catholic School](#)
- [Pikes Peak Christian School](#)

17. What is the best school?

ANS - We are not at liberty to say which schools are better than others.

18. What is the loaner furniture program?

ANS - Family housing does not provide loaner furniture. ACS may have more information in regards to that.

19. Where do I stay while I wait for housing?

ANS - There is temporary lodging on post, but availability is limited. For reservations contact the Colorado Inn, (719) 526-4832 prior to arrival.

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

ANS - Yes, dependant restricted tours are credited from the time the sponsor departed their last CONUS duty station to one month after their return from the restricted tour of duty.

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

ANS - You may be credited up to 14 months for a dependant restricted tour.

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

ANS - The Private Partner provides limited renter's insurance to residents. We strongly urge residents get an additional form of insurance as the coverage may not cover everything the resident has in their home.

23. Who is eligible for Family housing?

ANS - Service members who have dependents residing with them on a full time basis. If a service member is single, they must have primary physical custody (*more than six consecutive months of the year*) of the child/children in order to qualify for housing.

24. What is the waiting time for housing?

ANS - Wait times depend on the rank and the bedroom size. Wait times range anywhere from 3-12 months.

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

ANS - Your rank and family size will determine your bedroom qualifications.

26. What is a waiting list?

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ANS - A list a Service Member is placed on (per their request and qualifications) for on post housing. Addition of your name to the waiting list creates a position number in order of priority based on eligibility.

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

ANS - Yes, however, once you switch to a different list your eligibility date will change to the date you switched to that list.

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

ANS - Should a service member have the same eligibility date and all other criteria being equal, the position on the waiting list will be determined by rank and date of rank with the senior member having the higher priority.

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

ANS - If your position moves up, that means your number is moving closer to a position to where we can offer out a home to you. If your position moves down that would mean a SM with a higher priority was added to the list for housing. Their priority may be from coming off a dependant restricted tour to having some type of family requirement that necessitates them getting into housing quickly to prevent undue hardship on their Family, these types of priorities are generally command directed.

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

ANS - No, you may only be placed on one wait list at a time per AR 420-1.

31. How long will my application remain active once submitted?

ANS - Once you have accepted a home and moved into it or you request to be removed from the wait list.

32. What is Military Family housing privatization?

ANS - A private company that has partnered with the government to manage and maintain Family Housing on a military installation. Balfour Beatty Communities manages the housing on Fort Carson and is therefore in partnership with the US Government.

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

ANS - The Private Partner collects the Service Members' BAH by way of allotment. When the Service Member vacates the home their allotment stops and the BAH is returned to them.

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

ANS - Rent is paid monthly by allotment; the allotment is equal to the Soldiers' with dependant BAH rate; if you are dual military, the Senior Soldier will pay the with dependant rate. Rent covers insurance, fire and police protection, trash removal, limited lawn service, and utility usage up to an established baseline for your assigned home.

35. How does privatization affect the service I receive?

ANS - Balfour Beatty Communities upholds the best customer service to all of its residents and their family members.

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

ANS - Yes, it is very limited. Balfour Beatty Communities has a self help center where residents can access lawn care supplies, light bulbs, - etc.

37. What are the requirements for vacating my home?

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ANS - You are required to give a 30 day written notice to vacate. There is a one year lease term requirement, if you break your lease term before the one year has expired, there is a \$500 break lease fee. This amount can be waived with military orders requiring the Soldier to PCS, ETS or be separated from the military in less than the one year's timeframe.

38. When I move, do I have to clean?

ANS - Yes, you are required to clean to established standards or hire a cleaning team through our management office. Your carpets need to be professionally cleaned and a receipt as proof must be presented at final clearing appointment.

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

ANS - The service member is responsible for clearing the home to standards. Any charges at your move out will be taken out of your final BAH allotment. If your final BAH do not cover the move out charges you will be issued a bill from Balfour Beatty Communities.

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

ANS - Three bedrooms.

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

ANS - It depends on availability of housing and severity of the dependant's condition. You may receive a medical priority, but housing availability will still play a factor in you being assigned a home.

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

ANS - It depends on the Service Members rank, bedroom qualifications, EFMP status, etc.

43. I am a dual military household, whose name will my privatized (on-post partner) housing lease be under?

ANS - Dual military is based on who the senior ranking service member. ****Please keep in mind, dual military service members with no children who reside in housing, will be required to pay the WITH dependent BAH. ****

44. I have a dual military household and my wife is stationed at another installation. Can I apply for housing?

ANS - As long as your dependent children are accompanying you now. Another exception is if your spouse is projected to PCS and joins you within the next sixty days.

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

ANS- If they have a Power of Attorney giving them the authority to sign for housing and start, stop, or change your allotments. They may sign the lease and accept keys to the home on your behalf.

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

ANS - Yes, you must submit another application to the housing office. There is transfer fee of \$300.00 and you must be in the home for a minimum of six months.

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

ANS - Once you go above the average in your usage you will be charged for the difference. There is also an admin fee that is charged each month.

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

ANS - Yes, however, please note that should you accept a home prior to signing in you may not get paid the Ft Carson BAH rate until you do sign in.

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

ANS - Yes, you must have primary physical custody of the child (more than six consecutive months out of the year). First term single parent Soldiers are not authorized Family Housing without an exception to policy.

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

ANS - You can be placed on the list once you receive orders assigning you to Fort Carson.

51. What will my eligibility date be?

ANS - The date of submitting your application if you are not on a dependant restricted tour, or from the departure date of your last CONUS duty station.

52. 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?

ANS- See answer in question #53.

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

ANS - We have a community center that you can rent out, a fitness center, and computer lab. Monthly family activities are also a big part of what we offer to our residents, we like to keep them informed and involved.

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

ANS - That would depend on your rank and family size.

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

ANS - You need to be prepared to accept our offer as soon as it is offered.

56. What happens if I decline a home?

ANS - You may decline a home if you are able to accept it at the time of offer. If you decline, you will remain on the list until you can either accept a home or request to be removed. We do reserve the right to remove you off the waitlist if reasonable offers have been made and you have repeatedly declined suitable housing.

57. Will my BAH/OHA cover my rent and utilities?

ANS - BAH is allocated to pay for the average rent, utilities, and insurance cost in the surrounding community. You may incur additional charges depending on where you choose to live and the cost of rent and utilities

58. 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?

ANS - You are not required to apply for on post housing, but it is advisable to put your name on the wait list.

59. How much is the rent for off-post housing?

ANS - Rental rates off-post vary based on type of home/apartment and location.

60. Are there any off limit Landlords?

ANS – The HSO office has a current list of all off limits properties within the local community.

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

ANS- You must to report to the HSO office to get a list of available rentals in the surrounding community.

62. I just received Deployment Orders. Can I terminate my lease before I depart?

ANS – SERVICEMEMBERS CIVIL RELIEF ACT (SCRA) allows you to terminate your lease if you PCS or deploy, you are required to give a written 30 day notice along with your Deployment orders.

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

ANS - Most leases off post will not allow you to break a lease in order to move in post unless there is a "Military Clause" that includes it. The HSO office can provide counsel on this matter. Remember, do not assume, and seek counseling from the HSO office before you make any decisions. You could be financially liable for charges related to breaking a lease agreement.

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

ANS - All bona fide bachelors, single E5 and below, are required to live on post in the barracks. E6 and above are authorized to live off post.

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

ANS -Normally, the answer is no. For assistance in this matter we recommend you consult with HSO office.