

Frequently Asked Questions

Do you take advance applications for On-post housing?

Yes. Contact the Welcome Home Center at (315) 955-6644.

When can I apply for housing?

When you receive orders that you are coming to Fort Drum you can apply for housing; however, you will not become active on the housing list until you sign out of your last duty station and all required documents are received at the Welcome Home Center.

Can I select the area where I want to live?

Yes, you can complete our Area of Preference (AOP) form and select from the areas which you are eligible to live.

Can I live off-post?

Yes. Soldiers with Families may choose to live on or off post.

How long does it take to find housing?

The time it takes to find suitable housing varies depending on preferences. Contact the Housing Services Office at (315) 772-9397 for up to date information.

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

Home sizes vary both on and off post. For on post housing, visit <http://www.fortdrummch.com> To view photographs and floor plans of available homes. For Off-post housing - contact the Housing Services Office at (315) 772-9397.

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

http://www.drum.army.mil/PublicWorks/Pages/H_BasicAllowanceforHousing.aspx

Are there any restrictions on bringing our pets?

The on post housing pet policy can be found at <http://www.fortdrummch.com/Become-a-Resident/Become-a-Resident/Plan-Your-Move/Pet-Policy/Pet-Policy>.

What schools are in the area?

Fort Drum does not have a school on the installation. Children residing on post attend off post schools in either the Carthage School District or the Indian River School District. Fort Drum Family and Morale, Welfare and Recreation's (FMWR) School Liaison Officer is available to assist military Families with transitions to the local schools. They can be reached at (315) 772-3214, DSN 772-3214. Child, Youth and School Services encourages parents to utilize these services as they are dedicated to maintaining a positive and productive relationship between families and the schools that serve them.

Where do I stay while I wait for housing?

Contact the Housing Services Office at (315) 772-9397 for "Short Term Accommodations" listing, OR FMWR Lodging: <http://drum.armymwr.com/us/drum/programs/family-and-mwr-lodging/>

Do I get credit if I'm coming from a dependent restricted tour? How much credit (months) do I get from being on a dependent restricted tour?

Yes. Everyone's situation is different; therefore, it is best to contact the Welcome Home Center, located in Clark Hall, for information specific to your needs. They can be reached at (315) 955-6644.

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

It is recommended that you purchase renters insurance, for your own protection and some landlords may require proof of renters insurance.

Who is eligible for Family housing?

You are eligible for Family housing if you are married, with or without children, or if you are single with custody of a child (the child must physically reside with the parent or guardian for a minimum 6 months and 1 day).

What is the waiting time for housing?

A list of current wait times for Fort Drum can be found at <http://www.fortdrummch.com>

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

Your rank, number of dependents and eligibility date determine your place on the waiting list.

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

You may only transfer to a different list if you have a qualifying event or if you choose to downsize, if eligible, to a smaller home.

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

When eligibility dates are the same, the Soldier's rank and then date of rank will determine precedence.

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

Position on the list is based on eligibility date and someone with a better eligibility date has been placed on the list.

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

No.

How long will my application remain active once submitted?

If there has been no contact from you for 6 months or more, your application will be removed if you are on the hold list. Otherwise, you will remain on the list until you receive housing. However, if you contact Housing after being removed, you will be reinstated without penalty.

What is military Family housing privatization?

The military has transitioned from government- owned and managed housing to privately managed housing through partnerships with well-known, professional companies to improve the quality of housing and services provided. The Residential Communities Initiative (RCI) was created to improve the quality of housing and services, eliminate substandard housing, build additional homes to meet demand and sustain existing housing. At Fort Drum, Actus Lend Lease and the Department of the Army created a Limited Liability Corporation called Fort Drum

Mountain Community Homes to renovate and maintain pre-existing residences and construct new homes on Fort Drum to meet the growing demands of the 10th Mountain Division (LI). In addition to maintaining residential communities once managed by the government, Mountain Community Homes tends to day-to-day management of the property. In operation since 2005, Mountain Community Homes now handles housing services for all incoming Soldiers, excluding those who require barracks. Single Soldiers E-5 and below are provided barracks accommodations assigned through the Single Soldier Housing office.

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

Privatization has no effect on BAH; however, if you chose to reside in on post privatized housing, you will pay your entire BAH via an allotment for rent.

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

Rent will be paid through an allotment of your BAH to the privatized partner. It covers rent, utilities and renters insurance.

How does privatization affect the service I receive?

Visit <http://www.fortdrummch.com> to see what services and activities are provided by Fort Drum's partner.

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

No, there's no self-help program on Fort Drum for Housing. Fort Drum Mountain Community homes takes care of all maintenance.

What are the requirements for vacating my home?

In on post housing, a Family must provide 30 day notice, attend a move out briefing and provide a copy of orders to break the lease.

When I move, do I have to clean?

Yes.

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

Privatized partner handles all clearing requirements of the home.

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

In this scenario you would qualify for a three-bedroom home.

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

EFMP will have no effect on your assignment or wait time unless there is a specific need for special accommodations. If that is the case, the Family will need to complete a Request for Accommodation (RA) form.

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

Visit <http://www.fortdrummch.com> to view photographs and floor plans of available homes.

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

The home will be leased to the highest ranking dual military member.

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

You are eligible to apply for housing if you have dependents (other than your spouse) whom you have custody of 6 months plus 1 day. If you have no other dependents, you will be required to live in the barracks (E5 and below) until your spouse is assigned to Fort Drum.

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

Only your spouse can accept a home on your behalf with a Special Power of Attorney (SPOA).

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

Only with a qualifying event such as having another dependent or being promoted to a higher rank band e.g. promotion from SSG (JNCO) to SFC (SNCO). Contact the Welcome Home Center at (315) 955-6644 for more information.

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

BAH covers a reasonable amount for utility consumption. For more information on the Resident Utility Program refer to <https://www.fortdrummch.com/Current-Residents/Resident-Resources/SYNERGY-Rewards>

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

Yes.

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

If you have 51% custody of your child (child must reside with you full time for a minimum of 6 months and 1 day), you are eligible for on post housing.

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

You can be placed on the housing wait list now.

What will my eligibility date be?

Your Eligibility Date is when you signed out of your last permanent duty station.

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

Visit <http://www.fortdrummch.com> to see what all is offered in Fort Drum on post housing.

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

No, whether you qualify for a 4-bedroom home depends on your rank and number of dependents.

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

You have 24 hours to accept the offer and until the end of the business day to accept the home once it's viewed.

What happens if I decline a home?

After two declines, you will be placed at the bottom of the wait list.

Will my BAH/OHA cover my rent and utilities?

If you reside in on post housing, your BAH will cover rent, utilities and insurance. If you reside in off post housing, your BAH will generally cover the cost of housing that your rank's BAH is based on. For example, if you are a married Specialist (E-4), your BAH is based on the median costs for rent, utilities, and renter's insurance for a two-bedroom apartment. It does not take into account the number of children you may have.

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, you may choose to live wherever you want, but if you want to move to on-post housing you would need to apply.

How much is the rent for off-post housing?

Rents in the local area vary depending on location, size of an apartment and condition/age. Contact the Housing Services Office at (315) 772-9397.

Are there any off limit Landlords?

No, but contact the Housing Services Office at (315) 772-9397 for a list of landlords that we do not recommend.

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

Contact the Housing Services Office at (315) 772-9397.

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

Yes, under the Soldiers and Sailors Civil Relief Act you may terminate a lease if you have valid deployment orders. However, you are required to provide written notice at least 30 days prior to when the next rent payment is due. If you do not give proper notice, you may still be liable for another month's rent. If you lived in on-post housing and you terminated your lease during the deployment and moved your Family out, you will receive a lower priority to be able to be able to move back in upon re-deployment.

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

If you break a lease you may be subject to civil action or penalty from the landlord.

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

Unaccompanied Soldiers in the ranks of PVT through SGT who do not receive BAH with Dependents are required to live in the barracks on-post. All others may choose to live either on or off post.

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

If you break a lease you may be subject to civil action or penalty from the landlord.