

## **Frequently Asked Questions**

### ***Do you take advance applications for housing?***

In some situations, i.e., coming from a dependent restricted tour. For additional information, check with our Community Management Office, (718) 333-5815/5814.

### ***When can I apply for housing?***

When you have all the proper, required documentation. For more information, contact our Community Management Office, (718) 333-5815/5814.

### ***Can I select the area where I want to live?***

Subject to availability, check with our Community Management Office, (718) 333-5815/5814.

### ***Can I live off-post?***

Yes, you can choose to live off post unless you're a single Soldier grade E-% or below; then, you must live in the Single Soldier barracks or apply for an exception to policy. Please contact the housing office at (718) 630-4203/4785 for more information.

### ***How long does it take to find housing?***

That's dependent on local area markets. Supply of adequate, affordable, off-post housing can be very limited at times. The Housing Services Office (HSO) will do its best to help you find adequate and affordable off-post housing that meets your specific needs and budget.

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

Refer FH/UH Floor Plan

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

Yes.

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

The most recent BAH amounts can be found on the DPTMO website.

### ***Are there any restrictions on bringing our pets?***

#### ***Restrictions on the number of pets?***

Only two (2) pets are allowed per home.

#### ***Restrictions on the type/breed of dog?***

There are some restrictions, check with our Community Management Office for the latest pet policy update, (718) 333-5815/5814.

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

No exotic pets will be permitted - only dogs, cats, birds, or fish

***What schools are in the area?***

Schools are based on a zone radius. All kids attending Kindergarten through 8th grade will be enrolled to P.S. 104 located on 92nd street and 5th avenue. All children will not necessarily be enrolled in PS 104. There are other options even though we are zoned only for this school. Fort Hamilton High School is our local high school. Please make sure to stop by and visit Child, Youth and School Services to find out if your child is eligible for grants and special programs available to our community and for any private school inquiries. School bus shuttle service is available for those attending kindergarten through 6th grade.

***What is the loaner furniture program?***

Basic household goods items are available to borrow while waiting for your personal property pre-departure or upon arrival. Typical items include: pots and pans, dishes, silverware, irons, ironing boards, porta-cribs, high chairs, and infant/toddler car seats. Generally, towels and bed linens are not available, so those should be packed in your hold baggage.

How to Borrow: Items are loaned out for two weeks at a time. Extensions may be possible if the inventory permits. Operating hours are 8:30 a.m. - 4:30 p.m. Mon-Fri (excluding federal holidays).

***Where do I stay while I wait for housing?***

That's up to each individual. Fort Hamilton has a limited amount of on-post lodging at the Holiday Inn Express.

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

Recently renters' insurance has been deleted from the BAH entitlement. You must purchase renters' insurance to live in the on post privatized housing, the community management team will explain this requirement to you.

***Who is eligible for Family housing?***

Active duty service members and their families, single service members, retirees, DoD employees and in some cases non-DoD affiliated personnel. Please check with our Community Management Office for current availability, (718) 333-5815/5814.

***What is the waiting time for housing?***

It varies but usually you can obtain on-post housing within 60 days.

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

Your grade and number of family members as well as your location on the listing of priority of tenants.

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

Subject to availability, you'll need to check with our Community Management Office, (718) 333-5815/5814.

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

If you're competing for the same housing area, the default/tie-breaker would be DOR.

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

Moving up or down on the wait list simply identifies your position. You could move down, i.e., get bumped, if there are individuals coming from a dependent restricted tour area.

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

No, not at this time.

***How long will my application remain active once submitted?***

As long as you keep in contact with the Community management Office, and are actively seeking to move on the Installation, indefinitely. However, you may move up or down on a specific waiting list should you not be in a position to take a home when offered.

***What is military Family housing privatization?***

It's where the Army has teamed up with private investors who build, renovate, and manage the Army's on post Family housing in CONUS.

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

It does not affect the amount of your BAH. BAH rates are determined by the DoD annually.

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

Rent is normally paid by a monthly allotment and usually covers all utilities with the exception of some Housing programs where Resident Utility Responsibility Programs have been implemented. In these specific areas, housing residents are not charged for utilities as long as they operate/consume within prescribed limits, to be set by each individual privatized housing project.

***How does privatization affect the service I receive?***

In most cases the service is better and more responsive than with previous government controlled family housing.

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

No.

***What are the requirements for vacating my home?***

The specific requirements will be articulated to you during your initial leasing interview with the community management team and are also included in your resident's guide.

***When I move, do I have to clean?***

Yes, you are responsible for cleaning your vacated home or you can pay to have it cleaned.

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

The Partner will handle the clearing process.

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

Normally three, however, please check with our Community Management Office for more specific guidance, (718) 333-5815/5814.

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

It will not unless the nature of the enrollment requires an ADA accessible home and if so, the wait will be based on availability of the ADA home.

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

Off post housing is expensive and in most cases fairly aged. However, there are some newer areas located throughout the five boroughs.

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

The senior service member.

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

Yes, subject to availability; check with our Community Management Office for more detailed information, (718) 333-5815/5814.

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

With the proper legal documentation (POA) yes. Please notify the Community management Office prior to your arrival, (718) 333-5815/5814.

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

Yes, you can apply for an on-post transfer. Applicable fees apply and you will be responsible for the movement of your house hold goods.

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

Currently, the only utility that you *may* be responsible for is electric. We have a resident utility billing program that charges residents for electric consumption that exceeds established base-line usage. More information will be provided at your leasing interview. All other utilities are currently included.

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

Normally no, however, in the event of a situation with special circumstances, this may be possible. Please contact our Community Management Office for more details, (718) 333-5815/5814.

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

As long as the child is listed as your dependent and is enrolled in DEERS, yes.

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

Normally, housing bed room allocations per family are based on the number of personnel living in the home. However, this is also based upon availability at the time of your application as well.

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

With privatized housing, you can choose to live either on-post or off-post.

***How much is the rent for off-post housing?***

The off-post rents vary significantly however, NYC is an extremely high rent area.

***Are there any off limit Landlords?***

No

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

Contact your Housing Services Offices at 718-630-4785.

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

Yes

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

That's situational dependent based upon your landlord of the home/apartment you're currently leasing.

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

No....unless you're considered Key & Essential.

***My roommate and I both signed a lease but she has moved out. Can I get out of the lease?*** You would need to discuss your options with our Community Management Office, (718) 333-5815/5814.