

## Frequently Asked Questions

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

Yes, visit the Balfour Beatty Communities website at <http://www.ftjacksonfamilyhousing.com>.

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

You may apply for housing once you receive official orders.

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

Areas on-post are designated by grade category. You may be given an option if more than one home in your category is available.

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

Married Soldiers may elect to reside off post. Single E1-E5 (without dependents) are required to reside in the barracks. All other grades, unless key and essential, are authorized to live off the installation.

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

The time to find housing off post varies. It depends on your housing requirements and needs. Typically, it may take five days to one month to find housing off-post. Visit your HSO for your off post housing assistance.

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

The size of on post housing varies by category. Visit the Balfour Beatty website at <http://www.ftjacksonfamilyhousing.com> for more information and to view floor plans.

Most homes on post range from 1250 sq ft to 3300 sq ft. Floor plans for on-post housing can be viewed at the following website: <http://www.ftjacksonfamilyhousing.com>. Click on the Floor Plans tab for viewing.

Off post floor plans have a variety of square footage sizes. Soldiers are at liberty to choose the floor plans that best fit their needs. The HSO has a list of property managers in the local area who can best assist you with required square footage of properties in the Fort Jackson area.

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

Refrigerator, stove, and dishwasher are provided in on-post housing. Microwave, washer and dryer are not provided.

### ***What's the voltage?***

US voltages are: outlets 120v. Washers, dryers, and stoves are 220v. The voltage for Germany/Japan/Korea is 220.

### ***Is housing overseas different from US homes?***

Yes, overseas housing is government owned and operated and/or leased housing, whereas, most housing in the U.S. is privatized (owned and operated by a housing partner). However, the government and private owner are partners.

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

Military members with dependents, single military members E-6 and above and officers can choose to live off the installation. However, single E-5 and below members are required to reside in the barracks and must report the Single Soldiers Complex for in processing. Key and essential (K&E) members live on-post in family housing.

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

See BAH information under Housing Entitlements section.

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

Soldiers will report to Fort Jackson Finance Office.

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

There are on post restrictions to the number of pets and breeds. Contact Balfour Beatty Communities at (803) 751-9333 for more information.

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

Residents are allowed to have two (2) domestic pets.

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

The following breeds are not permitted in on post housing: Chow, Doberman, Pit Bull, Rottweiler, American Staffordshire Terriers, English Staffordshire Bull Terriers, wolf hybrids or any other breed with dominant traits geared toward aggression.

***Restriction on the type of pet, i.e., “Can I have my pet snake/iguana/ferret/pot-bellied pig?”*** No, farm or exotic animals are not allowed.

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

General Information: Please see websites for local school districts in the Fort Jackson area:

Kershaw: <http://www.kershaw.k12.sc.us>

Lexington One: <http://www.lexington1.net>

Lexington Two: <http://www.lex2.org>

Lexington Five: <http://www.lex5.k12.sc.us>

Richland One: <http://www.richlandone.org>

Richland Two: <http://www.richland2.org>.

On post: Pierce Terrace/Pre-K through First Grade  
Pickney Elementary/ Second through Sixth grades.

**Local Colleges & Universities:**

- Midlands Technical College
- University of South Carolina
- Benedict College
- Allen University
- University of Phoenix

- South University
- Webster University

***What is the best school?***

For questions concerning schools in the Fort Jackson area, contact the Army School Liaison Officer located at Joe E. Mann Building at 3392 Magruder Ave or at (803) 751-6150. Office hours are Monday through Friday, 0800 to 1700 hrs.

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

Fort Jackson does not have a loaner furniture program. However Army Community Service (ACS) has the Lending Closet. For more information you may contact ACS at (803) 751-5256 or at <http://fortjacksonmwr.com/acs/>.

May I keep the loaner items for my tour of duty? N/A.

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

Do you issue furniture/appliances on a permanent basis? N/A.

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

Service members may reside in IHG Lodging on the installation (803-782-9802) or find lodging off the installation.

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

Yes, up to fourteen months.

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

Active duty military are provided a policy with the lease if residing on post. Additional coverage is encouraged; however, not required.

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

Active duty military, military retirees, and DoD civilians.

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

Waiting times depend on specific area and grade category.

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

Number of dependents and grade category determines the waitlist. Placement on the list is determined by priority and eligibility data as verified by DA-31.

***What is a waiting list?***

Waiting lists are managed by grade category and bedroom requirement. It determines the order in which housing is offered once it becomes available.

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

If you qualify for other housing, yes.

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

The higher ranking person will be placed at the top of the list. If the same rank, placement is determined by the date of application.

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

Wait list positions might move up if a service member before you chooses to decline on-post housing and move off-post or if a service member chooses to take housing on-post. Wait list positions might move down if an applicant with an earlier eligibility date is placed on the wait list.

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

No, you may only be on one list at a time.

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

Applications remain active until the service member is housed or asks to be removed from the wait list.

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

Congress established the Military Housing Privatization Initiative (MHPI) in 1996 as a tool to help the military improve the quality of life for its service members by improving the condition of their housing. The MHPI was designed and developed to attract private sector financing, expertise and innovation to provide necessary housing faster and more efficiently than traditional Military Construction processes would allow. MHPI addresses two significant problems concerning housing for military Service members and their families: (1) the poor condition of DoD owned housing, and (2) a shortage of quality affordable private housing. Visit [www.acq.osd.mil/housing](http://www.acq.osd.mil/housing) for more details.

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

Rent is equal to the service member's BAH. It includes rent, a portion of utilities and renters insurance.

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

Rent is paid through allotment and covers rent, a portion of utilities, and renters insurance. An allotment will be setup where funds are wired to the private partner.

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

Privatization improves the quality of housing for service members and their family by providing suitable housing on the installation.

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

Yes.

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

Service members who are PCSing or terminating their service must provide a copy of their orders and a 30 day written notice and conduct a pre/final inspection. The same applies for those who wish to terminate their lease, provided the lease obligation time is met, but no orders are necessary, If the lease obligation is not met, a lease termination fee applies.

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

Service members are required to clean or they may pay for cleaning.

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

The privatized partner will handle the clearing for on-post housing only.

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

You will qualify for three (3) bedrooms.

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

The medical need may justify priority on the wait list. If so, a request for priority assignment or special needs housing must be submitted to the housing partner for processing through the Housing Office to the Hospital.

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

Junior and Senior Enlisted housing is a mix of new construction and legacy homes. All others are new construction.

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

The higher ranking military member will be listed on the lease agreement.

***I have a dual military household and my wife is stationed at another installation.***

Can I apply for housing? If accompanied with dependents, yes.

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

The spouse must have a Power of Attorney (POA) authorizing them to sign for on post housing.

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

Yes, if you qualify for different housing. Transfer fees may apply.

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

Residents in new housing are responsible for the portion of the utilities that exceed the average consumption in that category. There is no charge for gas or water.

***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?***

Yes.

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

You may be placed on the wait list as soon as you receive orders to Fort Jackson.

***What will my eligibility date be?***

The eligibility date is the day you clear your last permanent duty station as documented on your DA form 31.

***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?***

The eligibility date is the day you clear your last permanent duty station.

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

Amenities include use of the Community center, fitness center, play grounds, picnic areas, tennis court, basketball court, soccer field, walking and biking trails.

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

Number of bedrooms is based on number of authorized dependents residing with you.

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

Once a home is offered, the service member has two (2) business days to accept or decline the offer.

***What happens if I decline a home?***

If a service member declines a home, the home is offered to the next person on the wait list. In most cases, you will maintain your place on the wait list.

***Will my BAH/OHA cover my rent and utilities?***

A service member's BAH covers rent and a portion of utilities and renter's insurance.

***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?***

No, you may remain off post.

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

Rent varies for off-post housing. You may negotiate rent prices with landlords and owners.

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

Currently, there are no off limit landlords.

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

Contact the HSO for suitable listing in the Fort Jackson area, (803) 751-5788/7566.

***I just received Deployment Orders.***

For on-post housing, if the Family wishes to remain in housing, a request for retention of quarters must be submitted. For off-post housing, the service member can choose to remain in their off post rent or trigger the military clause to relocate their family to a new location outside the Fort Jackson area.

***I received notification that my Family can move on-post but I just renewed my lease.***

Always abide by the terms of your lease for termination. If unsure, you may contact the Housing Services Office (HSO) for assistance.

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

Single E-5s and below are required to reside in the barracks. Unless you are key and essential, you are not required to live on-post.

***My roommate and I both signed a lease but she has moved out.***

Contact the landlord and explain the situation. Suitable options may be to move to a more affordable unit on the property, a rent reduction, recruiting a new roommate, etc. The HSO is also available to assist you with negotiating this issue with your landlord.