

## **FREQUENTLY ASKED QUESTIONS**

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

You can place your name on a courtesy tracking list prior to arrival if you send specific documents. However, your name cannot be added to the active wait list until you have signed out of your previous duty station. Contact the Knox Hills Leasing Office at 502-799-6550 prior to arrival. The leasing office can let you know what the wait is for your rank and family size, as well as, the proper steps to place your name on the courtesy list.

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

You can place your name on a courtesy tracking list prior to arrival but your name cannot be added to the active wait list until you have signed out of your previous duty station. The reason for this is because Knox Hills uses the date the Service Member signed out of their previous duty station on the DA31 form to determine eligibility.

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

The Waitlist is divided by rank and bedroom requirement. Leasing of homes is conducted using the centralized Waitlist. The first eligible Service Member on the list is contacted when a home becomes available. If a Service Member declines the first home offered, they will maintain their position on the Waitlist. If a Service Member turns down a second home, they will remain on the waitlist, but their name will be moved to the bottom of the list.

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

There is no mandatory housing for married personnel or single personnel with the rank of SSG and above. Single personnel with the rank of SGT and below must reside in the Single Soldier Housing. If you desire to live off post, notify the Housing Services Office at 502-624-5824/3548 prior to renting or purchasing a home off post.

### ***What is the wait time for housing?***

The wait time for housing changes frequently. The number of vacating residents each month determines how many homes will become available for incoming residents. Wait times are also affected by the amount of maintenance work needed in a home after it is vacated.

The length of time to find housing on the economy can vary depending on the number of PCS Soldiers leaving/arriving the local area, the number of bedrooms needed, desired location, and rental cost.

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

Knox Hills offers 2-5 bedroom homes on post. Various floor plans and housing styles can be viewed at [www.knoxhills.com](http://www.knoxhills.com). The local community offers 2-4 bedroom rental units in apartment, townhouse/duplex, and single family home styles. For more information on off post housing, contact the HSO office at 502-624-5824/3548.

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

Family Housing has a strict pet policy that limits the number of pets and bans certain aggressive dog breeds from housing. Go to [http://www.knoxhills.com/our\\_residents/Resident\\_Guide](http://www.knoxhills.com/our_residents/Resident_Guide) for a complete listing of banned breeds and pet owner guidelines. Pets of any type are prohibited in the barracks.

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

To learn more about local area schools, go to the following links:

<http://www.am.dodea.edu/knox/FKCSCO/> - Fort Knox Schools.

<http://www.hardin.k12.ky.us/> - Hardin County School System.

<http://www.etown.k12.ky.us/> - Elizabethtown Independent School System

***What determines the list that I am on and placement on the list?***

A Soldier is placed on the applicable wait list based on rank and bedroom requirement.

***Do I get credit for a dependent restricted tour?***

Any Soldier returning from a dependent-restricted tour, i.e. Korea, will receive a 12-month credit on the Waitlist. The Service Member WILL NOT receive this credit if they were on an Unaccompanied Tour, All Others Tour, or an Accompanied Hardship tour. A deployment is not considered a dependent-restricted tour.

***Do I need renters insurance on or off post?***

It is advised that you purchase renter's insurance to cover both the premises and your personal property. If you live in on-post housing, Knox Hills will provide each resident with renter's insurance as part of their rent agreement that provides a minimum \$100,000 liability coverage without a deductible and \$10,000 of personal property coverage with a \$250 deductible. If you rent on the economy, you will be responsible for the cost of insurance.

***Who is eligible for family housing?***

Married , accompanied Service Members with at least 6 months remaining on their tour are eligible to live in family housing.

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

Wait list determination is based on the Service Member rank and bedroom requirement. Placement on the list is determined by the date of departure from the last duty station. Soldiers returning from a hardship tour will be given a 12 month credit.

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

Privatization of Army family housing is called the Residential Communities Initiative (RCI). It is a partnership with the private sector designed to leverage current assets and limited funds to create world-class communities through private sector expertise, innovation, and capital. The RCI program is comprised of 44 installations (combined into 34 projects); over 85,000 homes - 98% of Army's family housing inventory in the U.S.

***How does military housing privatization affect a Service Member BAH, how will rent be paid, and what does it cover?***

Monthly rent is collected by allotment that is equal to the current BAH rate. The allotment will adjust as the BAH rate changes. The biggest difference between privatized and traditional military housing, is how Members married to Members are handled. Under traditional military housing both Members lost their housing allowance, but under privatization only the highest BAH rate is taken. BAH covers monthly rent, facility maintenance, a portion of the utilities, and renter's insurance.

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

Residents must give Knox Hills a 30 day notice on their intent to vacate. For specific clearing procedures, refer to the Knox Hills Resident Guide at [http://www.knoxhills.com/our\\_residents/Resident\\_Guide](http://www.knoxhills.com/our_residents/Resident_Guide).

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

Each qualified dependent qualifies for one bedroom (excluding the Service Member) For example; a Service Member who is married with one child qualifies for a two bedroom home. Knox Hills offers homes with a maximum of five bedrooms. Knox Hills does not offer one-bedroom homes, therefore a Service Member with one dependent will be eligible for a two-bedroom home.

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

EFMP/Special Needs Families must request an exception to policy from Ireland Army Community Hospital's (IACH) Director of Clinical services prior to receiving any priority on the Waitlist. In order to receive this priority, the Family member must be enrolled in the EFMP at IACH. It is important to note that EFMP enrollment from another duty station does not carry over. The availability of homes will determine how quickly Knox Hills can honor the recommendation provided.

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

There are many styles of homes offered on-post. Click on <http://www.knoxhills.com/homes> to view our communities.

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

Once you have been offered a home, you have 24 hours to accept or decline the offer. You can decline one offer without affecting your position on the wait list. However, if you decline a second offer, your name will be moved to the bottom of the waitlist.

***I just received deployment orders, can I terminate my lease before I depart?***

Yes you can terminate your lease both on and off post with written 30 day notice.

***Our family finally got on-post housing but I just renewed my lease. Can I break the lease and move?***

No, obtaining on-post housing is not a valid reason for breaking a lease. Check your lease to see what the termination provisions are. If you fail to properly terminate the lease, you may have to continue paying rent until your lease expires or the unit is re-rented (even if you are not living there).

***How much is rent in off-post housing and how do I get a list of available rentals in the area?***

Contact the Housing Services Office at 502-624-5824/3548 for assistance.