

## Frequently Asked Questions

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

Fort Leavenworth Frontier Heritage Communities (FLFHC) accepts advance applications for housing. Please apply at your convenience once you have received Orders or an RFO. The application can be found on FLFHC website <http://www.ftleavenworthfamilyhousing.com> under Incoming Residents.

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

Inbound residents may apply at their convenience once you have Orders, an RFO or other indicator you will be assigned at Fort Leavenworth.

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

Housing is generally offered based on rank and bedroom need, however we are pleased to accommodate personal preferences whenever possible.

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

Living off post is an option for all non-Key and Essential personnel. Single Soldiers with no dependents E1-E5 are required to live in the barracks.

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

Off Post Housing - Depending on the needs of your family and your criteria in living arrangements, housing can typically be procured off post in 1-10 days.

On-Post Housing – Whenever possible, on-post housing will be assigned within 30 days of your arrival.

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

Off-Post - Off post the sizes of the home vary. See the list of available homes under Our Community.

On-Post - An exterior photos and floor plan of FLFHC homes are available on the website <http://www.ftleavenworthfamilyhousing.com>

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

Living on post is an option for all non-Key and Essential personnel.

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

The Basic Allowance for Housing (BAH) is based on geographic duty location, pay grade, and dependency status. The intent of BAH is to provide uniformed service members accurate and equitable housing compensation based on housing costs in local civilian housing markets. If a service member lives in Privatized Housing on Post the BAH would show on their LES, but a Rent Allotment would also show on the LES going to Fort Leavenworth Frontier Heritage Community each month.

***How and who is starting and stopping my BAH and/or Overseas Housing Allowance (OHA)?***  
Please contact FLFHC for additional information pertaining to BAH allotments.

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

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

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

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

Certain breeds of animals are not permitted in privatized housing (please refer to the privatized housing pet policy located on our website [[www.ftleavenworthfamilyhousing.com](http://www.ftleavenworthfamilyhousing.com)]). A maximum of 4 pets per household are allowed. The first 2 pets are welcome without a deposit; a pet deposit will be required for the 3rd and 4th pet. Please contact your housing coordinator for details.

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

USD 207 is the Fort Leavenworth School District, <http://www.ftlvn.com/> which contains three elementary and one middle school. Priority placement in Fort Leavenworth schools is given to those children who reside on post. In the local community, including Leavenworth <http://www.usd453.org> and Lansing <http://www.usd469.net/>, further educational opportunities are available including private schools through the Catholic School District (<http://www.leavenworthcatholicschools.org/>).

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

Check with FLFHC to see if Housing is available when you arrive or how long the wait time will be. Then you would need to decide if you can afford to wait it out in a hotel or rent an apartment while you wait. Finance will only reimburse you for 10 days of TLE in a hotel during a PCS move. Everything after 10 days will be out of pocket.

There is a temporary lodging facility located on post, Hoge Barracks, <http://www.ihgarmyhotels.com/pal/en/us/home> which is operated by IHG Army Hotels. There are also a number of hotels off post within a few miles of the front gate. Furnished, extended stay lodging is also available in the area.

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

FLFHC is pleased to provide \$20,000 in property and \$100,000 in liability insurance for each household as part of your lease agreement. It will be up to residents to determine if you will need additional renters insurance, although it is recommended.

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

Please contact an FLFHC representative for priority of housing eligibility.

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

Please contact your housing coordinator for specific information about wait time. Homes may be available immediately. If a wait is necessary, FLFHC can provide you with details.

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

Placement on a waiting list is determined by rank, eligibility date, bedroom need and availability.

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

A waiting list is your placement in the queue for the next available home that will meet your needs.

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

Once on the wait list, you may transfer to a different list if your rank, family composition or circumstances change. Please contact your housing coordinator for details.

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

For multiple families needing housing on the same date, bedroom need, rank and date of rank would also be the determining factors.

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

If your wait list position changes, others may have been added to or removed from the list that might affect your position.

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

The housing office will determine your wait list. You should be on only one list at a time. If you have extenuating circumstances, please discuss this with your housing coordinator.

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

Applications remain active until you have declined housing, accepted housing or asked to be removed from the list.

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

Privatized housing at Fort Leavenworth is the partnership between Michaels Military Housing and Combined Arms Center and Fort Leavenworth.

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

The Service Member will see the BAH on their LES and then they will also see an Allotment going to FLFHC for the rent each month.

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

Rent is paid through Allotment. BAH covers your rent, water, sewer and trash as well as average consumption of gas and electric. Please contact your housing coordinator for additional information.

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

Privatized housing is managed by a professional property management company, an excellent level of service is provided and overseen by a government authority.

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

There is no Self-Help program in privatized housing. However, the housing office may provide some mutually beneficial products to residents such as furnace filters, specialty light bulbs, grass seed, and mulch for flower beds.

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

A list of requirements will be provided when you give notice to vacate.

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

Your home will need to be cleaned when you vacate. A list of requirements will be provided when you give notice to vacate.

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

FLFHC will handle your inspection and clearing.

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

With 2 children, you will be authorized a 3 bedroom home.

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

Your assignment and wait time will only be affected if your EFMP status indicates a specific housing need. Please contact your housing coordinator to discuss any specific needs your family may have.

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

An array of homes is available on post from 100+ year old historic to new construction. You will be placed in a community with similarly ranked service members. The size of your home will be based on your family size, style of home, and bedroom requirement.

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

The most senior service member will be the primary lease holder.

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

E-1-E5 will be considered as a geo bachelor and must reside in the Single Soldier Quarters (SSQ) contact (913-684-5675 if you have questions. E-6 and above may still qualify for housing at Ft Leavenworth. Please contact FLFHC for specific details.

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

Yes, someone can accept a home for you (approve the assignment, sign the lease, accept the keys). The individual acting on your behalf must be named on a Special Power of Attorney which specifically details your designee's authority to manage the assignment and termination of housing for you at Fort Leavenworth, sign the lease document on your behalf, and stop/start your allotment for housing.

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

You can apply for a request to transfer. Request is granted based on your family needs, change in rank, and availability. Incoming service members are generally given priority over transfers. Please contact your housing coordinator for additional information.

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

Water, sewer, and trash are provided in their entirety. An average consumption for gas and electric utilities are included, for more information, please contact an FLFHC representative. The resident is responsible for phone, cable and internet service.

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

You can accept on post housing prior to signing in provided you have orders bringing you to Fort Leavenworth.

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

Yes, housing applications are accepted from single service members with legal dependants. The application, along with all other required documents, must be accompanied by a current court order (copy) indicating custody of the dependant(s) has been granted to the service member.

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

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

***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?***

Please contact your housing coordinator for additional information.

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

All post amenities are readily at hand. In addition we offer community parks, no security deposit, 24 hour emergency maintenance, resident scholarship program, pet friendly environment, renters insurance, lawn care and snow removal, excellent schools and virtually no commute.

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

A family with 3 or more children will qualify for a 4 bedroom home.

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

Please contact the housing office for details.

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

Please contact the housing office for details.

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

Your BAH will cover rent, water, sewer and trash, as well as average consumption of gas and electric. You will be responsible for phone, cable, internet and excess gas and electric usage.

***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. Living on post is optional for married soldiers.

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

Rental prices vary based on the size, location and amenities of a property. Fortunately there are a number of choices available in the community which cater to the BAH of all ranks.

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

Currently there are no blacklisted landlords in the Leavenworth area.

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

For a listing of property managers in the area, please see

**<http://garrison.leavenworth.army.mil/Services/Services-Directory/Housing-Services-Office.aspx>**

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

The Servicemember Civil Relief Act will **enable** you to legally terminate your lease by presenting your **PCS/Deployment/ Retirement Orders** along with a written notice of termination to your landlord in accordance with the timeline set forth in your lease, if no timeline is stated the SCRA states a 30 day written notice.

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

Termination of an off post rental agreement without orders is not permitted. Legally, the landlord may collect up to the amount of rent due for the remainder of your rental contract plus damages should you choose to break your lease before its conclusion.

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

Single Soldiers in the Ranks of E1-E5 are required to live in the Single Soldiers Quarters (SSQ). Unaccompanied Soldiers in the Ranks of E-6 and above can live off-post.

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

When signing a lease with someone and they move out due to PCS or deployment the remaining person on the lease is still responsible for the lease amount.