

## Frequently Asked Questions

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

Yes.

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

Once official orders are received.

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

On Post – Visit <http://www.fortleefamilyhousing.com> to see the Rank Designated Neighborhoods.

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

Yes

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

0 – 2 months

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

On Post – According to rank and number of dependents 2 (only 53 on post), 3, 4, and 5 bedroom homes are available. Most homes on post range from 1700 sq ft to 2300 sq ft. Floor plans for on-post housing can be viewed at the following website: <http://www.fortleefamilyhousing.com/> Click on the Floor Plans tab for viewing. Off-post homes range from 1400 sq ft – 2200 sq ft.

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

Fort Lee on post homes utilize both standard 3 and 4 prong plugs for Dryers. The maintenance staff offers the installation of your Washer and Dryer for a ten dollar charge and will provide the proper plugs if needed.

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

Yes

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

The Basic Allowance for Housing (BAH) is a U.S. based allowance prescribed by geographic duty location, pay grade, and dependency status. It provides uniformed Service members equitable housing compensation based on housing costs in local civilian housing markets within the United States when government quarters are not provided

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

It is the Service Member's responsibility to confirm they are receiving BAH thru Finance.

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

Yes

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

Three (3) pets

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

Acceptable pets are limited to dogs, cats, and birds. Residents may not house exotic animals such as, but not limited to, reptiles, rodents (other than hamsters and guinea pigs), ferrets, hedgehogs, skunks, rats, squirrels, monkeys, arachnids, snakes, or any farm animal. No more than two pets per household are allowed. Certain breeds of dogs are not allowed, including Pit Bulls (American Staffordshire Bull Terriers or English Stafford Bull Terriers), Rottweiler's, Chows, Doberman Pinchers and Wolf hybrids, either full or mixed breed.

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

No. See above.

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

K-12:

Prince George County <http://www.pgs.k12.va.us> General Information: 804-733-2700 (this is the school system our on-post children attend)

Hopewell City <http://www.hopewell.k12.va.us> General Information: 804-541-6400,

Petersburg City <http://www.petersburg.k12.va.us> General Information: 804-732-0510

Colonial Heights City <http://www.colonialhts.net> General Information: 804-524-3400

Chesterfield County <http://www.chesterfield.k12.va.us> General Information: 804 748-1403

**Local Colleges & Universities**

- Richard Bland College
- University of Richmond
- John Tyler Community College
- Virginia Commonwealth University
- Virginia State University

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

N/A

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

There is currently no loaner program in place. Check with your local ACS for kitchen kits.

***Do you issue furniture/appliances on a permanent basis?***

No

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

Lodging on post; offpost lodging; offpost rentals.

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

Yes

***How much credit (months) do I get from being on a dependent restricted tour?***

Up to 14 Months depending on clearance from previous duty station prior to restricted tour.

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

Yes. Insurance coverage will continue through 31 January 2018. After this date, Renter's Insurance will be the resident's responsibility to obtain. Currently, Renter's Insurance is provided by the project up to \$20,000 in personal property and \$100,000 in liability; it is recommended additional insurance be purchased by the resident if the value of personal property is higher than coverage provided. Due to the possibility of extreme inclement weather in our area, it is recommended to obtain additional coverage. Effective 1 February 2018, new lessees will be required to provide proof of Renter's Insurance prior to the completion of the lease agreement.

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

Permanent Party assigned to Fort Lee, or within a 35 mile commuting radius with Dependent(s); including Fort Eustis, Richmond, and Fort Pickett.

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

It varies according to the number of Families on the waiting list, but could be anywhere from immediately to 8 months.

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

The Leasing Agent will qualify data regarding rank and number of dependents for placement on the waitlist.

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

A list of qualified applicants waiting for on-post housing prioritized by their eligibility dates.

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

Any change to a new waitlist will signify a new eligibility date effective the date of change.

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

The "time" of completed and approved application on the same date would apply which is computer generated.

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

Either someone has been assigned a home; has dropped from the waiting list; or an individual applying has an earlier eligibility date due to returning from a dependent restricted tour or classified as Key and Essential.

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

No.

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

Until offered a home on post or request to be removed by Service Member.

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

The Department of the Army intends to improve the quality of on-Post housing and communities currently provided for Service Members and their families. To accomplish this objective, the Department of the Army implemented the Residential Communities Initiative (RCI), a family housing privatization program. Congress authorized such housing privatization programs under the

Military Housing Privatization Initiative (MHPI) legislation (10 USC 2871-2885), enacted in 1996. Under authority of this legislation, the Department of the Army joins with private housing developers to create partnerships (limited liability companies).

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

The BAH is not affected.

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

The preferred method is by Allotment, but can be paid by check; Rent; and up to the baseline of the Gas and Electric Utilities usage is covered.

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

The Goals of the program are as follows:

- Ensuring Service Members and their families have access to high quality, safe, attractive, and affordable housing by upgrading or replacing existing family housing and, if necessary, by building new housing to meet the on-Post family housing requirement at each installation
- Transforming existing military housing areas into planned and integrated residential communities, which foster family lifestyles, while preserving the existing historic character and military culture of these properties, protecting cultural resources, and meeting environmental stewardship responsibilities
- Providing ancillary support facilities that enhance the Installation's residential communities
- Maintaining positive relations with all stakeholders and communities surrounding the Installation
- Providing for the effective long-term, high quality management, maintenance, and operation of the family housing inventory, and ancillary supporting facilities
- Providing for realistic financial management of the assets including adequate short- and long-term cash reserves, fair returns on investment for both parties, and competitive fees for services for the selected partner.

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

There is a Self-Help program available at the Maintenance Office where on-post residents can borrow lawn mowers, weed eaters, shovels, rakes, and other yard essentials.

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

On Post housing requires a thirty day written notice to vacate. Service Members will sign an initial 12 month lease and will go month to month afterwards. When vacating during the initial lease term, PCS orders are required to break the lease.

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

Service Member's are required to return the home in the condition they received it which includes broom swept condition, clean appliances, and removal of all trash and personal items.

***Under privatization, will the partner handle the clearing process, or will it remain with housing?***  
Government Housing personnel will continue to clear Service Members for Post Clearance.

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

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

Each enrollee under the EFMP will be considered on a case by case basis which may or may not affect the waiting time. If an exception to the wait list policy is desired due to EFMP status an exception to policy must be requested in writing and approved.

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

Fort Lee Family Housing offers two, three, four, and five bedroom homes to Families stationed at Fort Lee. Owned and operated by Fort Lee Commonwealth Communities, L.L.C., a joint venture between Hunt, Falcon and the U.S. Army. The Villages at Fort Lee has been undergoing construction and renovation since 2007. Over 740 newly constructed homes designed specifically for Army family life feature EnergyStar appliances, upgraded kitchens, and new amenities including five conveniently located Neighborhood Centers, splash parks, community rooms, fitness centers, rentable party spaces and Wi-Fi Cyber Cafes make this self-contained community the perfect place to call home.

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

The Senior ranking SM who carries the BAH with Dependent Rate.

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

Yes, if you draw BAH with Dependent Rate.

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

Yes, as long as you have signed into your unit and you have a "Special Power of Attorney" on file.

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

Yes, you can request a Transfer and pay a Maintenance Recovery Costs (MRC) Fee at the time of approval to transfer. The amount will vary based on the current status of the existing lease agreement.

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

The project pays the utility costs up to the baseline. Anything over the baseline is the responsibility of the resident once the \$50 threshold is met. The baseline is determined by taking an average of all like homes utility usage and subtracting the lowest and highest 10% of usage. The average of what is left over is the baseline.

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

You can accept a housing assignment before arriving but must sign into the installation before signing your lease and picking up your keys.

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

Yes, as long as your BAH is with Dependent Rate.

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

You will be placed on the wait list for housing as soon as a completed application and PCS orders and all required documents are received by the Property Manager.

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

Your eligibility date will be the date the completed and approved application, PCS orders, and proof of dependents are received by the Property Manager.

***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?***

Your eligibility date will be the date the completed and approved application, PCS orders, and proof of dependents are received by the Property Manager. It is highly recommended that you follow up with the Property Manager via telephone to confirm your application along with all required documents were received by calling 804-733-1558.

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

Tot Lots, Basketball Courts; Walking Trails; Splash Parks; Rentable Party space; Neighborhood and Community Centers with WIFI; and Fitness Centers.

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

Only if Bedroom Criteria by number of dependents is met; and Senior Rank is met.

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

Forty-eight hours.

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

Depending on your requested move time frame, you will retain your original eligibility date until you decline two homes at which time you will be moved to the bottom of the waitlist and after three declines you will be removed from the waitlist.

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

Rent - Yes; Utilities will be covered up to the baseline. Any overage in usage will be your responsibility.

***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. It is not mandatory assignment for on post housing.

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

Rental Rates vary with the average for apartments and stand-alone housing between \$1,000 and \$1,700.

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

Fort Lee does not have any off limit properties at this time.

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

Please utilize the personnel at the local Housing Services Office for assistance.

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

If your deployment is in excess of three months duration to depart 35 miles or more you can utilize the Service Members Civil Relief Act, 50 U.S.C. App. Sections 535 and 538 which allows the Service member or their dependent to terminate the lease. Your Property Manager or Landlord will request a copy of your orders for verification.

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

This would be determined by the termination clause of the lease agreement.

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

All Service Members that receive BAH at with the dependent rate are not entitled to live in the Barracks. Depending on your particular circumstances and Exception to Policy you could be required to live on Post.

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

This would be determined based on the termination clause of the lease agreement.