

Frequently Asked Questions

Do you take advance applications for housing?

Yes, Gregg-Adams Family Housing takes advance housing applications.

When can I apply for housing?

Once official orders are received.

Can I select the area where I want to live?

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

Can I live off-post?

Yes. Unaccompanied personnel E6 and above normally reside off-post housing. Unaccompanied personnel (E1-E5) assigned to Fort Gregg-Adams are normally assigned to the permanent party barracks.

How long does it take to find housing?

0 – 3 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: <https://www.greggadamsfamilyhousing.com> Click on the Floor Plans tab for viewing. Off-post homes range from 1300 sq ft. – 2000 sq ft. You can find off-post housing information using HOMES.mil or contacting the Housing Services Office.

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 Gregg-Adams 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 small charge and will provide the proper plugs if needed.

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

Yes. This option is for all Service Members, E6 and above. Service Members, E5 and below, can request an exception to policy to live off-post.

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. Contact Information: (804) 734-7287 DSN 687.

Are there any restrictions on bringing our pets?

Yes

Restrictions on the number of pets?

Two (2) 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 the answer 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 <https://www.rbc.edu>
- University of Richmond <https://www.richmond.edu>
- Brightpoint Community College <https://www.brightpoint.edu>
- Virginia Commonwealth University <https://www.vcu.edu>
- Virginia State University <https://www.vsu.edu>

What is the loaner furniture program?

There is currently no loaner program in place. Check with your local Army Community Services (ACS) for kitchen kits. Contact information: 804-734-6388 or [Army Community Service :: Ft. Gregg-Adams :: US Army MWR](#)

Where do I stay while I wait for housing?

Lodging on post; off post lodging; off post rentals. The IHG Army Hotel on post can be reached by calling 804-733-4100. Short term rentals in the area can be recommended by the Housing Services Office at 804-765-3862 or by visiting HOMES.mil for more information.

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, for on post housing occupancy. It is mandatory for each resident to carry \$100,000.00 of liability insurance. Gregg-Adams Family Housing must be named the third-party insured. Proof of insurance must be provided prior to the Service Member receiving their keys to move in. Gregg-Adams Family Housing strongly encourages the service member to purchase insurance to cover their personal contents as well. The Housing Services Office highly recommends renter's insurance for all off-post housing options too.

Who is eligible for Family housing?

Permanent Party assigned to Fort Gregg-Adams, or within a 50-mile commuting radius with Dependent(s); including Fort Eustis, Fort Barfoot, and Recruiting Centers. Other Eligible Tenants (waterfall categories) may be considered for home assignments if homes are available. Please contact the Gregg-Adams Family Housing leasing office for more information.

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 3 months on average. Rank specific homes may require a longer waiting period.

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 eligible applicants waiting for on-post housing prioritized by their eligibility dates. Waitlist categories include Junior Enlisted, Senior Enlisted, Company Grade Officer/Warrant Officer (WO1/CW3), Field Grade Officer/Warrant Officer (W4/W5), SGM/CSM, and Senior Officers.

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?

Based on the date and time that the completed application was submitted determines who will get assigned to housing first.

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?

The application will remain active until a home is offered on post or the Service Member requests to be removed from the wait list.

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?

Hunt's payment policy for active duty Service Members identifies allotment as the preferred method. No checks/money orders can be accepted. Alternative payment methods include the following option: 1) The Hunt Resident Portal; 2) WIPS (Walk In Payment System) Note: The SM will have the barcode that we provide scanned at a local retailer; and 3) Via RentCafe.com. The rent covers gas and electric utilities up to the usage baseline.

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.

Is there 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, other yard essentials, power washers, small tools, and blowers.

What are the requirements for vacating my home?

On Post housing requires a thirty-day written notice to vacate submitted to Gregg-Adams Family Housing. 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 Members 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, located in the Soldier Support Center, 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?

You will qualify for a three-bedroom home.

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 Gregg-Adams Family Housing offers two-, three-, four-, and five-bedroom homes to Families stationed at Fort Gregg-Adams. Owned and operated by East Army Properties, L.L.C., a joint venture between Hunt, Falcon and the U.S. Army. Over 770 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 Service Member who carries the BAH at the 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 at the with Dependent Rate.

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

Yes, if 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?

Gregg-Adams Family Housing pays the utility costs for each home 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 Gregg-Adams Family Housing Leasing Manager.

What will my eligibility date be?

Your eligibility date will be the date of the completed and approved application by Gregg-Adams Family Housing Leasing Manager. A completed application will consist of the housing application, the Service Member's PCS orders and proof of dependents are received by the Gregg-Adams Family Housing Leasing 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 Gregg-Adams Family Housing Leasing Manager. It is highly recommended that you follow up with the Leasing Manager via telephone to confirm your application along with all required documents were received by calling 804-566-3300.

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

There are tot lots, basketball courts, walking trails, splash parks, rentable party space, neighborhood and community centers with Wi-Fi, 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.

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

You have 48 hours to accept or decline a home that is offered.

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. After three declines, you will be removed from the waitlist.

Will my BAH cover my rent and utilities?

Yes, your BAH will cover your rent and utilities up to the baseline. Any overage in utility 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 \$1,400 and \$2,250.

Are there any off-limit Landlords?

Fort Gregg-Adams 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. The HOMES.mil site provides some options while the Housing Services Office provides many up-to-date listings from our research off the installation during the BAH data collection period and outreach from the property management teams.

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 the with dependent rate are not entitled to live in the Barracks. Depending on your 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.