



U.S. ARMY



USAG Ansbach

Housing Town Hall

COL Steve Pierce
Garrison Commander
USAG Ansbach



Housing Town Hall

Agenda

- ✓ **Annual OHA Survey**
- ✓ **Initiatives / Actions Taken**
- ✓ **Community Issues / Comments Heard**
 - Housing Policies
 - Housing Assignments
- ✓ **Bedroom Requirement Determination**
- ✓ **Mold Prevention**
- ✓ **Building Coordinator Program**
- ✓ **PFAS Update**
- ✓ **Drinking Water Sampling**
 - PFAS
 - Lead and Copper
 - Legionella
- ✓ **Rabbits**
- ✓ **Sustainment, Restoration and Modernization / Improvements**
- ✓ **Service Orders**
- ✓ **Self Help Classes**
- ✓ **Hotline Information**





Housing Town Hall

Annual Overseas Housing Allowance (OHA) Survey

- 1-31 March 2020
- Eligibility: Service Members (SMs) assigned to Germany receiving OHA for residing in private rental housing (excluding homeowners or sharers) who pay most of their utilities separately are highly encouraged to complete the survey on-line NLT 31 March 2020.
- Sharers = SMs sharing rent with another SM or with a civilian in receipt of LQA.
- Critical to ensure OHA rates for the Utility and Recurring Maintenance Allowance portion are properly set for SMs assigned throughout Germany.
- Results directly impact the amount of this portion of housing allowance each SM receives.
- Spouses are encouraged to complete the survey with the SM or if the SM is unavailable.
- OHA is a cost-reimbursement based allowance.
- This year's survey will capture actual utility expense and recurring maintenance expense amounts provided by participants, referencing utility bills and receipts for maintenance expenses or estimates of these expenses.
- Reportable Utility/Recurring Maintenance expenses include Electricity; Natural gas for heating and cooking; bottled gas; Other household fuels such as kerosene, heating oil, coal, firewood; Sewer; Trash; Running water for residence; Bottled water for drinking; Rental insurance required by custom, law or lease; Maintenance and repair costs (excluding yard or lawn maintenance)
- Survey data is used to determine Utility Allowance and Move-In Housing Allowance rate portions of OHA.
- The Link for the survey is: <http://www.defensetravel.dod.mil/site/ohaSurvey.cfm?ID=mar-util>





Housing Town Hall

Housing Crisis / Campaign

✓ Initiatives / Actions Taken

- Resident Handbook
- Quarterly Family Housing Newsletter
- Frequently Asked Questions
- Housing Staff Customer Service Training Program
- Cross-Training Program / Staggered Lunch
- Building Coordinator Program
- Quality Assurance Program
- Bulk Trash Pick-up Program
- QOL Improvements
- Housing Operations/Customer Service Manager
- Work Order Services
- Quarterly Housing Town Halls
- Self Help Classes
- Visit Garrison Homepage at <https://home.army.mil/ansbach/> (Housing Tab)





Housing Town Hall

Community Issues / Comments Heard

✓ Smoking Policy

Army Regulation 600-63 Army Health Promotion

- Paragraph 7-3c:
 - **Smoking is not permitted in common spaces** of multiple housing areas such as Family housing apartments, unaccompanied personnel housing, unaccompanied personnel housing permanent party, Army lodging, and other Army-operated hotels and recreational lodging. **Common space is defined as any space within a building that is common to occupants and visitors.** These areas include, but are not limited to, corridors, laundry rooms, lounges, stairways, elevators, lobbies, storage areas, and restrooms
- Paragraph 7-3m:
 - **Smoking is permitted** in individually-assigned Family and unaccompanied personnel housing living **as long as the quarters do not share a common heating, ventilating, and air conditioning system.** quarters, Smoking will be allowed in quarters with common heating, ventilating, and air conditioning systems only if an air quality survey can establish that the indoor air quality protects nonsmokers from environmental tobacco smoke

Current USAG Garrison Policy

- Currently permitted in all Family Housing
- Prohibited in all Unaccompanied Housing





Housing Town Hall

Community Issues / Comments Heard

✓ Air Conditioning Policy

Portable AC Devices

- The Garrison Commander is the approval authority for portable cooling devices in Housing for medical and non-medical conditions
- Requests for AC use will be submitted through the Exception to Policy (ETP) process sent by the requesting individual, in writing, through the Housing Office who will process through DPW for endorsement, and staffing to the Garrison Commander for approval
- Acquisition, maintenance and safe use of the portable device is the responsibility of the Service Member (SM). Any damages and/or associated repair costs caused by the acquisition and/or use of the portable device is the responsibility of the SM
- To minimize electrical system impacts and energy costs, portable cooling device use is to be limited to peak heat hours. Fans and natural ventilation are to be used during evening hours
- Portable devices are to meet a European Union Energy Label designation of “A+” or better (which is comparable to and meets the same intent of the U.S. Environmental Protection Agency ENERGY STAR label and rating)
- Window units, thru-the-wall heat pumps, or installation of cooling units that require modification to government real property is prohibited
- For more information go to:
https://home.army.mil/ansbach/application/files/1215/7009/0992/IMCOM-E_AC_Policy.pdf or contact the Housing Office





Housing Town Hall

Community Issues / Comments Heard

✓Housing Assignments

- Housing areas cannot be blocked only for residents with children
- Families will compete equally for housing within the appropriate grade and Family size
- Service members will not be placed on a waiting list until they sign out of the losing installation - must sign-in at Ansbach before assignment is made
- Urlas is designated for E8, E9, CW3 – CW5, and MAJ and above
- Katterbach is the default assignment for all other grades
- Bleidorn is for assignment of families that can not be housed at either Urlas or Katterbach
- Housing ETPs must be routed through the housing office
- For retirement purpose with approved European outs, an approved retirement date must be established and approved by G-1 before a early termination of on-post housing ETP will be considered





Housing Town Hall

Community Issues / Comments Heard

✓Housing Bedroom eligibility guidelines:

<u>Number of Family members (excluding sponsor and spouse)</u>	<u>Bedrooms</u>
<u>None</u>	1
<u>One Family member (not the spouse)</u>	2
<u>Two, except as follows:</u>	2
one 10 years or over	3
one 6 years or over and others opposite sex	3
<u>Three, except as follows:</u>	3
two, 10 years or over	4
one 10 years or over & other two opposite sex of each other with one 6 years or over	4





Housing Town Hall

Community Issues / Comments Heard

✓ Housing Bedroom eligibility guidelines (continued):

<u>Number of Family members (excluding sponsor and spouse)</u>	<u>Bedrooms</u>
<u>Four, except as follows:</u>	3
• one 10 years or over	4
• one 6 years or over and all of the other three opposite sex of the one	4
• two 6 years or over of opposite sex and other two same sex	4
• two 10 years or over and other two opposite sex of each other with one 6 years or over	5
• three 10 years or over	5
<u>Five, except as follows:</u>	4
• two or more 10 years or over	5
• one 10 years or over, with one 6 years or over and of the opposite sex of the other three	5
• 0-6 and above – four bedroom minimum	
• E-7 through E-9, CW4/CW5, and 0-4/0-5 – three bedroom minimum	





Housing Town Hall

Mold Prevention

✓ Mold and Mildew Preventive Measures (1 of 2)

- Correct heating of rooms
 - Radiators will not function properly when blocked with curtains and/or furniture
 - Radiator valves and radiators should not be hidden behind long curtains and/or furniture
- Removal of mold stains and mildew growth
 - In most cases if the wall is dry the mildew coating can be removed with a brush.
 - However, the stained areas must be insulated before repainting.
 - Please refer to your local work order desk for assistance





Housing Town Hall

Mold Prevention

✓ Mold and Mildew Preventive Measures (2 of 2)

- Correct ventilation of rooms
 - Open windows from time to time
 - Do not leave windows open in the tilted position for long periods; this causes room surfaces to become cold
 - Open windows for not more than five minutes in wide-open position. A good time to open them is whenever you see window glass with a moisture film
 - After closing windows, turn on radiator to highest position in order to heat the air. If it gets too hot, reduce the heat by turning the position to 1 or 2, whichever is most comfortable. This causes the air to take back moisture from walls and keep them dry
 - After taking showers, open bathroom window; however, do not leave the bathroom door open simultaneously
 - Temperature should not vary from room to room in your quarters
 - Try to heat all rooms to a uniform temperature





Housing Town Hall

Building Coordinator Program

✓USAG Ansbach Housing NCOIC

- SFC Hammersmith
- DSN: 467-2943
- CIV: 09802-83-2943
- Email: eric.a.hammersmith.mil@mail.mil





Housing Town Hall

Building Coordinator Program

✓ Information and Guidance

- Building Coordinator/Stairwell Responsibilities
- Bulk Pick Up
- Community Storage
- Family Housing Handbook & Resident's Guide





Housing Town Hall

PFAS Update

✓What are PFAS?

- Per- and Polyfluoroalkyl Substances
- A complex family of more than 3,000 chemicals used in a wide range of products
- Have been used worldwide since the 1940s





Housing Town Hall

PFAS Update

✓Where are PFAS?

- PFAS are found in products we use everyday
- Products containing PFAS include:
 - Pizza boxes
 - Pet food bags
 - Microwave popcorn bags
 - Clothing & carpets
 - Cleaning agents & fabric softeners
 - Paper & packaging
 - Non-stick cookware
 - Ski & snowboard waxes
 - Outdoor textiles & sporting equipment
 - Shampoo & conditioner
 - Toothpaste
 - Cosmetics
 - Sunscreen
 - Dental floss
 - Windshield wipers
 - Hydraulic fluids
 - Firefighting foam





Housing Town Hall

PFAS Update

✓ Why are PFAS found in soil and groundwater on military installations?

- Most PFAS on military installations are due to the use of firefighting foam
 - Firefighting foam is often referred to as AFFF (Aqueous Film Forming Foam)
 - PFAS are a component of firefighting foam
 - AFFF was used by militaries worldwide
- At the time AFFF was used, the impacts of PFAS were not known
- Impacts of PFAS and clean up technologies are being investigated by governments, universities, and private entities around the world





Housing Town Hall

Drinking Water

✓ In 2019 drinking water was sampled for:

- PFAS
- Lead
- Copper
- Legionella





Housing Town Hall

Drinking Water

✓PFAS

- Drinking water tested for PFAS in 2017 and 2019
- In 2017, samples were collected at Katterbach and Storck
- In 2019, samples were collected at Barton, Bleidorn, Katterbach, Shipton, Urlas, Storck, & Oberdachstetten
- All results are well below the EPA lifetime health advisory (70 parts per trillion)
- All results are well below the German Federal Environment Agency lifelong health based guide value (300 parts per trillion)





Housing Town Hall

Drinking Water

✓Lead and Copper

How can Lead and/or Copper be in Drinking Water?

- Sources of lead in drinking water at USAG Ansbach may be pipes, faucets and fixtures
- When water stands in lead or copper pipes or plumbing systems containing lead and copper for several hours or more, the lead and copper may dissolve into your drinking water
 - This means the first water drawn from the tap in the morning, or later in the afternoon after returning from work or school, can contain fairly high levels of lead or copper
- To minimize lead and copper in water, if the faucet has gone unused for more than 6 hours, run the cold water faucet until the water is noticeably colder, usually about 15-30 seconds





Housing Town Hall

Drinking Water

✓ Lead and Copper

- APHC sampled Barracks and FHA in August 2019
 - The Ansbach and Illesheim water systems complied with German Final Governing Standards
 - One sample at Barton (Bldg 5255) had elevated lead levels
 - Mitigation methods were implemented to reduce the elevated levels
- Next sampling cycle in FY22





Housing Town Hall

Drinking Water

✓ Legionella

- What is Legionella?
 - Legionella is a bacterium that causes a respiratory disease called Legionnaires' disease (also known as Legionellosis)
 - Legionella is found in potable water systems and freshwater environments (e.g., lakes and streams)
- Where is Legionella in the Home?
 - People are exposed to Legionella when they inhale water droplets containing the bacteria
 - Legionella grows in stagnant water
 - To reduce Legionella growth, flush infrequently used faucets and showerheads
 - Other sources of Legionella include mist machines and humidifiers





Housing Town Hall

Drinking Water

✓ Legionella

- April 2019 through July 2019, 210 locations in 93 buildings on 6 kasernes were sampled
-
- The results:
 - 203 samples were within regulatory limits
 - 7 samples in vacant AFH quarters on Katterbach required follow-up actions, including:
 - Notifying U.S. and German authorities
 - Executing thermal disinfection and flushing (75° C / 167° F)
 - Additional sampling to verify disinfection and flushing was effective
 - Sampling and flushing occurred until there were no detections
 - The detection levels did not present a health risk





Housing Town Hall

Drinking Water

✓ Legionella

- Next sampling cycle is in March & April 2020
- Where will samples for Legionella be collected?
 - Buildings with boilers greater than 100 gallons (400 liters)
 - Includes Barracks
 - European Condominium Style housing
 - Other facilities
 - Two bathrooms per building in units on the highest floor of buildings
- When will Legionella sampling occur in 2020?
 - Ansbach 30 March through 03 April
 - Illesheim 21 -22 April
- Housing will coordinate directly with affected occupants
- Environmental Management Division will coordinate directly with facilities
- Results will be obtained within 4 weeks





Housing Town Hall

Rabbit Eradication

✓ Hunts

- *Host Nation restrictions prevent increase in frequency*
- Hunt #1 completed 31 October 2019 - 30 rabbits captured
- Hunt #2 completed 9 November 2019 - 60 rabbits captured
- Hunt #3 completed 18 February 2020 - 20 rabbits captured
- Areas included Katterbach CDC, AHMS, AES, Airfield & Shipton Kaserne
- Next capture/eradication scheduled for Sep/Oct 2020

✓ Burrow Remediation

- Buildings and Grounds crews survey areas and correct issues as reported
- Report any large holes or dens to Service Desk (DSN 587-1777)

✓ Public Health Command (PHC)

- Tested rabbit droppings that were collected in the Spring
- Detected no known human pathogen
- Recommends:
 - Use good hygiene (hand washing) practices after contact with fecal material
 - Routine clearing of fecal material from areas such as playgrounds





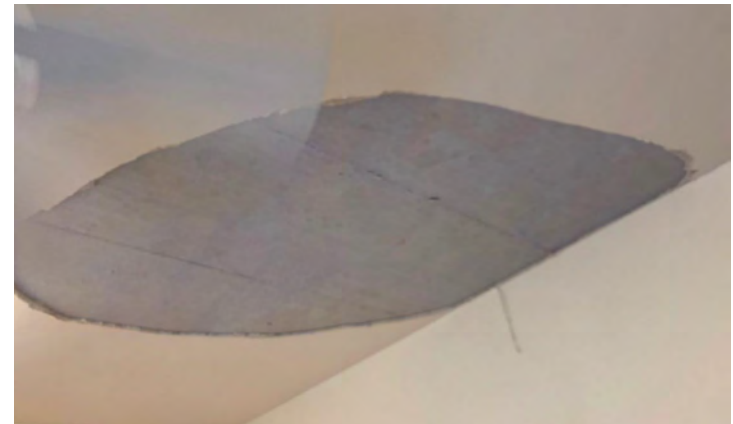
Housing Town Hall

Sustainment, Restoration and Modernization / Improvements

✓ Ceiling Plaster Inspections

Urlas Housing Inspections are Complete

- Inspectors looked for:
 - cracking and separating ceiling plaster
 - potential to cause injury to residents
- Inspectors found 6 of 108 units had ceiling plaster issues
- DPW staff removed and replaced the loose plaster and all units have been repaired
- DPW staff are now routinely inspecting units as occupants move out and before new occupants move in
- If you notice an issue, contact Work Reception at DSN 587-1777.

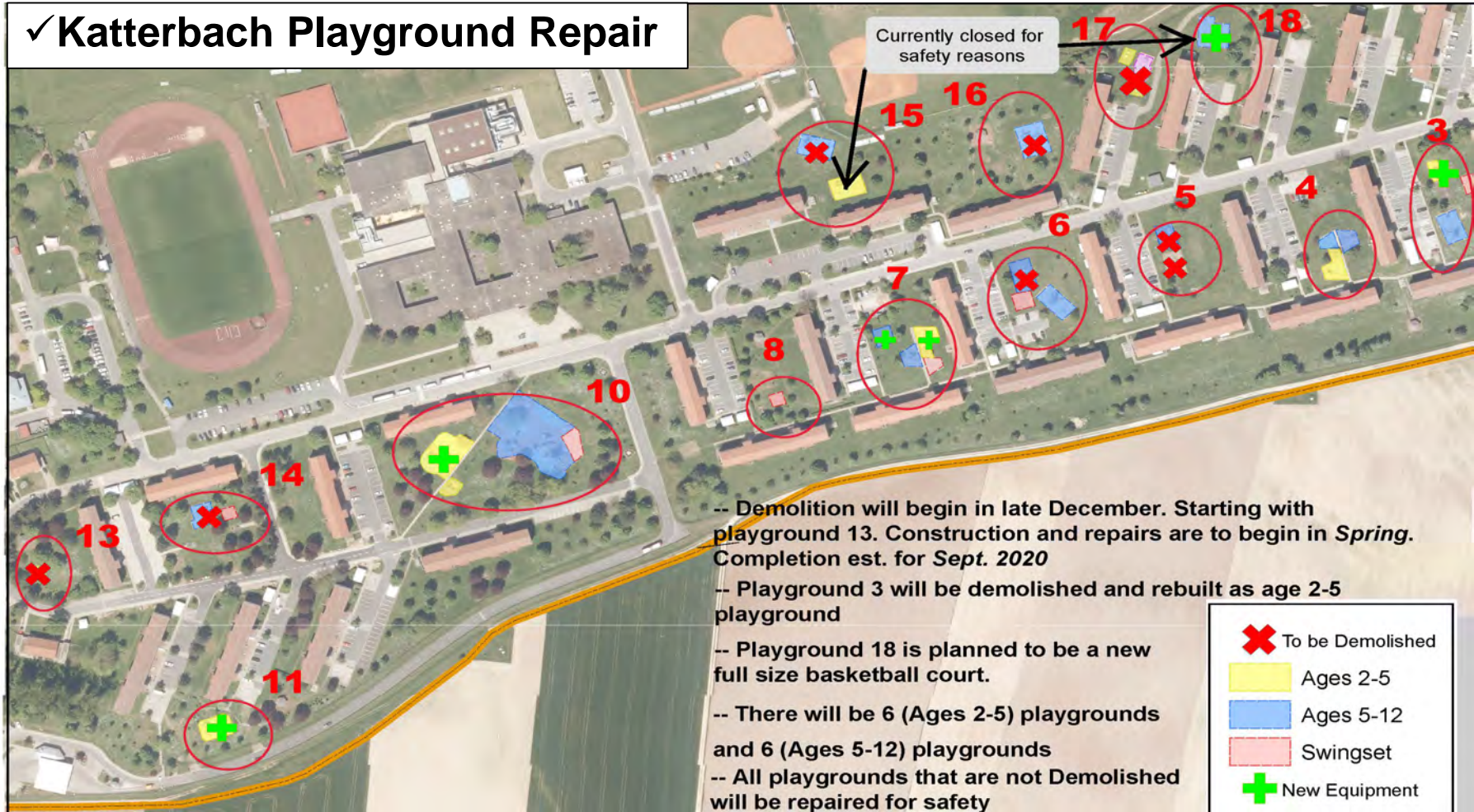




Housing Town Hall

Sustainment, Restoration and Modernization / Improvements

✓ Katterbach Playground Repair



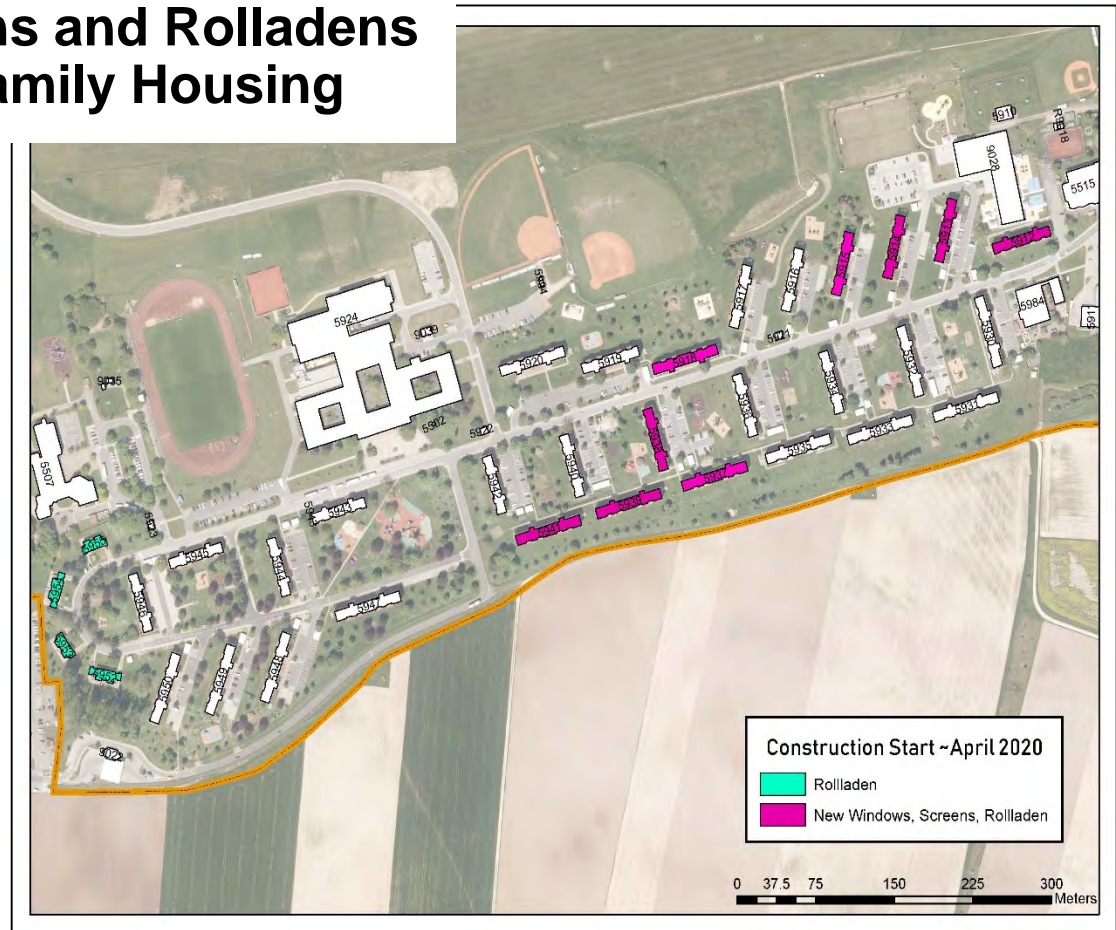


Housing Town Hall

Sustainment, Restoration and Modernization / Improvements

✓ New Windows, Screens and Rolladens Katterbach Army Family Housing

- \$3M Project (Bauamt)
- Phase 1:
 - 13 buildings
 - begin APR 2020
- Phases 2 & 3:
 - 29 buildings
 - FY21+





Housing Town Hall

Sustainment, Restoration and Modernization / Improvements

✓ New Gazebos Katterbach

- Bauamt installs 2 new Gazebos
- Work begins in Spring 2020
- Construction complete by Summer 2020



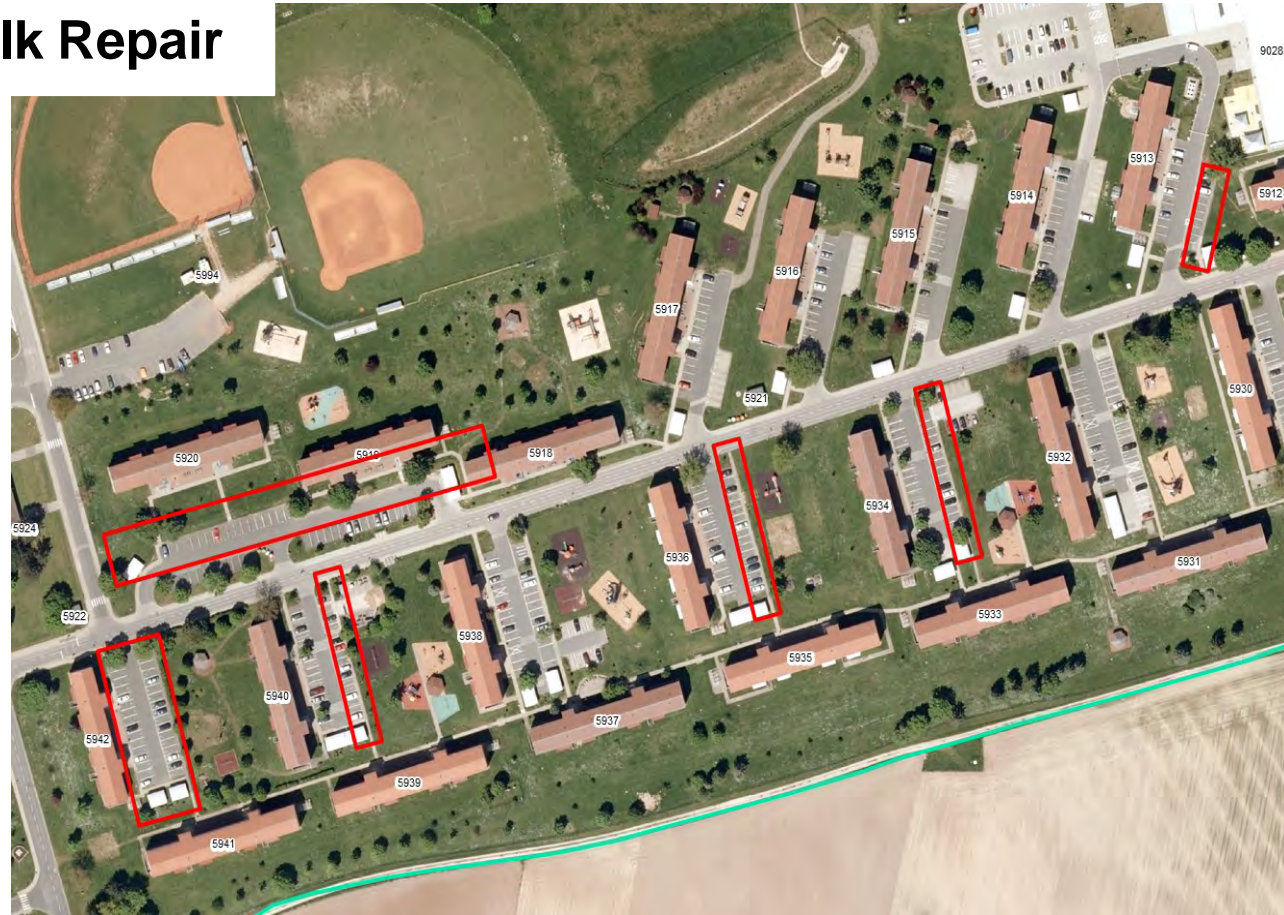


Housing Town Hall

Sustainment, Restoration and Modernization / Improvements

✓ Katterbach Sidewalk Repair

- Sidewalks around housing will be repaired beginning April 2020
- Work will be sequenced so that parking nearby is possible
- Expect completion by July 2020





Housing Town Hall

Service Order Information

- All service order calls should be called in during the duty day (M-F 0730-1600, not including German or US holidays)
- Only bona fide emergencies should be called in after duty hours

EMERGENCY: An unexpected serious occurrence or situation that could cause injury or harm to personnel or cause serious damage to Government facilities

- To report an **emergency service** order, dial DSN 115 or civ 09802- 83-2115
- Service Order Desk:
DSN 587-1777, Commercial 09641-70-587-1777 or email usarmy.ansbach.imcom-europe.mbx.usag-ansbach-work-order-section@mail.mil





Housing Town Hall

Self Help Classes

Self Help classes offered every Friday from 10:00-11:00 hours

Attendees receive information on supplies & loan items available in the SHIP stores

Small self help practices and tips will also be presented

Locations:

Storck Barracks

Bldg 6555

DSN 467-4666

Katterbach Kaserne

Bldg 5516

DSN 467-2149

Participation is limited to 15 people per training

Call telephone number(s) above to coordinate date & reserve your seat

SHIP store operations will be not available for this time





Housing Town Hall

Housing Hotline Information

- For persistent issues or for those not being adequately addressed
 - Contact: Mr. Chris Benson, Director of Public Works
 - Phone: DSN 467-3407 or Commercial 09802-83-3407 or
 - Email: Christopher.m.benson.civ@mail.mil

- If Mr. Benson cannot resolve your issue, then call our
 - Housing Hotline at +49 172-248-3345

The Deputy to the Garrison Commander answers and addresses all hotline calls.





QUESTIONS?

