

Directorate of Public Works (DPW) Housing Division

INFORMATION SHEET

(PLEASE KEEP THIS DOCUMENT FOR FUTURE REFERENCE)

Welcome to USAG Daegu, Korea!

The Housing Division's mission is to provide quality housing facilities and services focused on the Life, Health, and Safety of Service Members, Civilians, and Families, that is commensurate to their level of service and sacrifice to our Nation and Allies.

ASSIGNMENT POLICY:

Housing In-processing Briefings are conducted daily. This is your first step to getting housing (accompanied, unaccompanied, off post) at USAG Daegu.

Currently, there is a **mandatory government housing assignment policy for military personnel on accompanied and unaccompanied orders, as well as dual military couples**. As a result, service members (SM) will be required to reside in government family or unaccompanied housing when available. **Do not enter into an off post lease agreement without obtaining prior Housing approval.** Non-command sponsored dependents are not authorized military family housing, and if SM is on an unaccompanied tour and dependents are in the commuting area, they must get authorization to reside off post by submitting an exception to policy.

Department of the Army civilians are not authorized military family housing unless they are in designated key and essential position. Civilians will reside in off post private rental housing.

Assignment to available housing should occur **within 15 days** of member arrival. If authorized to reside off-post, SM must be able to show that they are "aggressively seeking housing" in the event that they do not sign a lease within that 15 day period.

If government family housing is not available, SM can elected to be placed on the Army Family Housing (AFH) waiting list.

If you are Command Sponsored (with T-code Number), you need to report to Camp Walker Family Housing (Building #330, Room 117) with your Pinpoint orders, PCS orders, Command Sponsor orders, DA Form 31, and/or DA Form 137-2.

SM assigned to family housing must register their pets with USAG Daegu Veterinary Clinic on post within ten (10) days of arrival/acquisition. The USAG Daegu Veterinary Clinic can be contacted at DSN (315) 737-9831. The USAG Daegu Veterinary Clinic is located in Building #341 Camp Walker.

20 January 2022

If on post housing is not available **within 60 days**, you will be issued a certificate of non-availability to reside off post.

AFH WAITING LIST:

SM will be placed on the waiting list for government housing based on SM's tour assignment, grade category, and family size. It is the SM responsibility to ensure Housing has all current information on file. SM may be overlooked due to no available, incorrect, or no current contact information.

SM will be offered the first available unit in their grade and bedroom requirement. Adequate government quarters cannot be turned down for personal reasons. SM will have 24-hours to accept or decline the offer. Please be advised that if an adequate housing unit is offered to SM and is declined, member will be placed on the bottom of the waiting list with a new eligibility date (date quarters declined). All monetary allowances (e.g. TLA) will be stopped. At the time of offer, SM must have at least 7 months left of their tour to be offered government quarters. This does not apply to Key Billet positions.

PETS:

Only two (2) pets (dog, cat, or combination) are authorized in AFH. **Pets are not allowed in unaccompanied housing.** Off post housing will not be authorized for the simple reason that the unaccompanied SM brought pet(s), to include emotional support animals. **PCS Orders that state personnel are authorized to bring pets to Korea, is only referring to personnel on accompanied tours.**

TEMPORARY LODGING EXPENSE:

SM with command sponsored dependents or unaccompanied E7s and above are authorized Temporary Lodging Allowance (TLA). In accordance with USFK Regulation 37-57, 5f (3), and JTR 9155-D, SM who elect to bring Non- Command Sponsored dependents are not authorized any TLA entitlements without a Certificate of Non-Availability (CNA). Fifteen (15) days of TLA will be authorized while house hunting and can be extended in ten (10) day increments until permanent housing is obtained. TLA can be terminated for refusing government housing or for not aggressively seeking off base housing. For eligible civilian personnel, contact the Civilian Personnel Advisory Center (CPAC) for the requirements/procedures for processing Temporary Quarters Subsistence Allowance (TQSA).

FURNITURE SUPPORT:

Loaner furniture for 90 days is provided to incoming personnel and consist of furniture items to accommodate the living room, bedrooms, and dining room. For personnel on limited/restricted JTR, furniture support (to include appliances) can be provided for the duration of their tour, however, due to the limited supply of government furniture, some items may not be available for long term issue.

Appliances (stove, refrigerator, washer/dryer) are provided for the duration of tour for both government housing and off post private rental housing. Landlords/realtors cannot ask SM and/or Civilians to purchase appliances and/or electronic equipment for off post rentals. This is in violation of SOFA. They are controlled items for the sole purpose for SOFA members. If these items are needed as part of the negotiated lease terms with Housing's approval, the landlord/realtor needs to purchase items on the local economy.

Once Household Goods (HHG) have arrived, coordination should be made with the Housing Office Furnishing Management Branch to arrange the pick-up of government loaner items and to identify items needed for the duration of tour. Schedule the pick-up of government furniture prior to making arrangements for household goods delivery. Personnel are entitled to one pickup of loaner furniture during their tour. Upon PCS departure, personnel can request loaner furniture upon receipt of PCS Orders or prior to their HHG being shipped.

OFF POST HOUSING:

The Housing Office stands ready to assist authorized personnel (military and civilians) with *housing facilities and services focused on the Life, Health, and Safety of military, civilians, and families*. All off post housing for US personnel must pass a US Safety Inspection, conducted by the Housing Office.

Off post housing will only be authorized if the occupancy rate for government housing is above 95%. This does not apply to personnel on unaccompanied tours, receiving dependent location BAH; they will be required to reside in available unaccompanied housing.

SM will be expected to select housing **within 15 days of arrival**. TLA can be terminated for failure to meet this requirement without a valid reason. SM authorized to reside off post will receive Overseas Housing Allowance (OHA) to cover monthly rental cost. They will also receive a one-time Move-In Housing Allowance (MIHA) to cover home set-up. Civilian personnel, should discuss any TQSA and LQA requirements/procedures with CPAC.

STEP 1: Incoming personnel are provided the USAG Daegu Registered Realtor List to assist with their home search. If contacted by a Realtor who is not on the list, please advise them to contact the Housing Office before conducting any business with USFK personnel.

STEP 2: Once you have selected off post housing, please verify with the Realtor that the housing unit selected has been inspected. If not, have the Realtor contact Housing to schedule a Safety Inspection at 763-4577/4579 or 0503-363-4577/4579. SM do not have to be present for the Safety Inspection.

STEP 3: Coordinate the lease effective/move-in date with the Realtor, then contact the Housing Office to schedule a Lease Signing Appointment at 763-4577/4579 or 0503-363-4577/4579. Lease signing is by appointment only.... **No Walk in's!** Keep in mind, if SM is more than 10 minutes late for the appointment, the lease signing will have to be rescheduled as this affects other scheduled appointments. NOTE: TLA or TQSA will stop the effective date of the lease.

STEP 4: Contact the Housing Furnishing Office at 763-4521 or 0503-363-4521 to coordinate the delivery of government loaner furniture to coincide with the effective date of the lease/move-in date. Failure to do this can result in being without furniture in your new home based on the delivery schedule.

Once the lease contract has been signed, the SM/Civilian or the Realtor/Landlord cannot make any alterations or changes (i.e. special agreements) as this is a legally binding document. If Realtor/Landlord is asking for additional money that was not on the signed lease or asks to modify the signed lease in any way without the Housing Office's prior approval, please contact the Housing Services Branch Chief immediately! Civilian do not have to pay a **deposit or key money**.

OVERSEAS HOUSING ALLOWANCE (OHA)/LIVING QUARTERS ALLOWANCE (LOA):

OHA and LQA have a ceiling amount that is determined by the individual's grade/family status. OHA and LQA covers the amount of rent and utilities. If rent is below the ceiling, personnel are not authorized to keep the difference. Advance OHA can be requested for the first month's rent and Security Deposit (if it is the same as the rent) at the time of lease signing. To see rates, go to <http://www.defensetravel.dod.mil/site/ohaCalc.cfm>. The Locality Code for USAG Daegu is **KR045**. The Housing Counselor will provide the necessary documents that SM will fill out and have signed by SM's Unit Commander and then SM will file with the Finance Office directly. LQA ceiling information can be obtained from CPAC at <https://aoprals.state.gov>. Select LQA, then LQA Rates link.

E6s and below who exceed their OHA ceiling must submit a "Request Approval to Exceed OHA Ceiling" memorandum signed by SM's Unit Commander or First Sergeant. Please be aware that the difference between SM's actual rent amount and the OHA ceiling amount is an out-of-pocket expense. Payment of OHA is based on the local currency (Korean Won) and the exchange rate, which fluctuates daily.

UNACCOMPANIED HOUSING (UH):

UH is assigned based on rank and can include barracks, bachelor officer's quarters and senior enlisted quarters.

Personnel in the rank of E6 and below, must report to their unit for assignment under the Army Barracks Management Program (ABMP). Temporary Lodging Allowance (TLA) is not authorized.

All personnel in the ranks of E7 and above will report to the Housing Office for assignment to available Senior Leaders Quarters. **PETS ARE NOT AUTHORIZED (to include Emotional Support Animals).**

Personnel on deferred travel, delayed dependent travel, or geographical bachelors (entitled to dependent location BAH) are required to reside in UH facilities.

IN COUNTRY COMMAND SPONSORED (CSP) ORDERS:

Upon receipt of CSP Orders, SM must report to the Housing Office and apply for government family housing. If government family housing is not available, SM will be authorized to reside in off post housing and will be eligible for Overseas Housing Allowance (OHA). The family must arrive within 60 days of assignment to government or off-post housing. **If dependents fail to travel to Korea**, they will not be entitled to dependent location BAH, without officially changing status. TLA is not authorized for In Country CSP dependents.

SERVICE MEMBER MARRIED TO SERVICE MEMBER (MIL-TO-MIL):

Joint Domicile (JD), on 24-month tour, will be eligible for family housing. If authorized to reside off post in private rental housing, both SM will receive OHA entitlements at the without dependent rate, if they have no other dependents. If secured housing is based on both entitlements, and one SM PCS's, retires, departs, or separates, the other will still be obligated for the full rental amount unless the lease is re-negotiated.

Military-to-Military (12 month/unaccompanied tour) are not eligible for family housing or off-post housing. They each will be housed in separate UH, based on rank until they apply for a JD (24-month tour).

CONTACT NUMBERS (DSN 763-XXX)

Housing Front Desk:	0503-363-4573
Accompanied Housing Branch Chief:	0503-363-5166
Unaccompanied Housing Branch Chief:	0503-363-4572
Furnishings Branch Chief:	0503-363-2335
Camp Walker Lodging	0503-363-1492
Camp Carroll Lodging	0503-363-2435
Transportation (inbound)	0503-363-0716
Transportation (outbound)	0503-363-0718

HOUSING EMAIL ADDRESS: usarmy.henry.id-pacific.list.usag-daegu-housing-help-desk@mail.mil

CUSTOMER SERVICE COMMENTS:

We are always striving to improve the service we provide to our customers and we welcome member comments and ideas.

If SM or Civilian personnel have any housing issues that cannot be resolved by the assigned Housing Counselor, request to see a manager or supervisor, prior to submitting any exception to policy or ICE complaint.