

## **U.S. Army Housing Online User Services (AHOUS) - Fort Gordon, GA Frequently Asked Questions**

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

Yes. If you have a DA 31 signing you out of your losing installation.

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

When you have a DA 31 signing you out of your losing installation or when you arrive to Fort Gordon.

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

No. Where you live is determined by your grade and bedroom requirement.

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

Single E5s and below are required to reside on-post; however, single E5s and below may reside off-post if barracks quarters post-wide are at 95% occupancy (AR 420-1); pregnant Soldiers within 6 months of pregnancy; and service member (SM) married to SM within 1 hour commuting distance. Visit the housing office in Darling Hall Rm. 129 for other options and more information.

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

Off Post Housing is available in the surrounding areas. The time it takes will depend on your individual situation and your finances.

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

For On-Post floor plans/pictures please visit [www.ftgordonfamilyhousing.com](http://www.ftgordonfamilyhousing.com).

For available off post housing floor plans/pictures visit [www.ahrn.com](http://www.ahrn.com) or visit the HSO.

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

### ***Is housing overseas different from US homes?***

N/A

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

CONUS-Yes OCONUS-N/A

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

BAH is an allowance to offset the cost of housing when you do not receive government-provided housing. Your BAH depends upon your location, pay grade and/or your dependant status. A rent allotment is a designated amount of money that is automatically distributed for you, from your pay. BAH rates can be viewed at this website:

<https://www.housing.army.mil/ah/ByInstallation/BAH.aspx>

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

Quarterly, the Unaccompanied Housing (UH) Division develops a BAH Reconciliation Report. At that time, UH staff identifies Soldiers that are receiving BAH that is up for renewal and/or expired. A report is generated and submitted to Finance that recommends BAH termination and/or renewal. BAH is handled through the Finance Office, Darling Hall, Room 330, (706) 791-7222, DSN 780-7222 for more information.

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

For on post housing-Yes.

Restrictions on the number of pets? For on post housing only 2 pets are allowed.

Restrictions on the type/breed of dog? No aggressive breeds.

Restriction on the type of pet, i.e., "Can I have my pet snake/iguana/ferret/pot-bellied pig?" Only dogs, cats, fish and birds are allowed on post.

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

If you are living on post, you will attend Freedom Park Elementary grades 1 – 8 and Richmond Academy for grades 9 – 12. To find information on these schools and others off post, please visit <http://www.rcboe.org/> for Richmond County, and <http://www.ccboe.net/> Columbia County.

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

Please visit [www.doe.k12.ga.us](http://www.doe.k12.ga.us) for school reports and Adequate Yearly Progress (AYP) OR <http://reportcard.gppf.org/default.aspx> for national report cards.

***What is the loaner furniture program?*** N/A

***May I keep the loaner items for my tour of duty?*** N/A

***How long can I keep the loaner furniture when I arrive/depart?*** N/A

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

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

Depending on the waiting time, you may want to stay in lodging on post or a hotel off post. Please see the HSO for a list of available accommodations or [www.ahrn.com](http://www.ahrn.com).

***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.

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

Personal property rentals insurance is provided for on-post housing. The insurance provided can be augmented to fully cover personal property. Renters insurance is strongly encouraged when renting off post. Your landlords insurance will only cover his property, not your personal belongings. The cost of renters insurance is minimal compared to the cost of replacing your belongings should they become damaged.

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

Military personnel with accompanying family members, unmarried and unaccompanied married chaplains. Priority to occupy homes is given to Service members assigned to the installation. However, if there is not enough demand for housing from military personnel and, as a result, occupancy rates drop below a certain level for a defined period of time, the developer can rent to other personnel. The developer must follow a priority list of other possible tenants as defined by the tenant waterfall.

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

The waiting time differs depending on your housing requirement and grade.

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

Your rank and bedroom requirement determines which list you are placed on.

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

List generated of eligible applicants for assignment to Family Housing.

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

Only if your bedroom requirement or rank changes.

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

Eligibility is determined by the highest ranking person; if rank is the same then date of rank is used to determine eligibility.

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

Applicant's position will move up and down as new applicants are placed on wait list by eligibility date until they reach the top 10% of list where their position is frozen.

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

No, you can only be on one list at a time.

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

Until you are assigned housing, decline housing or remove your name from the wait list.

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

Public/private programs whereby private section developers may own, operate, maintain, improve and assume responsibility for military family housing.

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

As under previous housing, service member's entire BAH is collected to live in privatized housing.

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

Rent will be paid by allotment to private partner. BAH covers refuse collection, water and sewer, common grounds, facility care and utilities within a given benchmark.

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

It will not, in some cases you will receive more services than offered under government family housing; lifeworks activities (community activities.)

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

No, but the private partner stocks air conditioner filters for replacement.

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

A minimum of thirty (30) days written notice must be provided to the Community Management Office.

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

No, you can elect to have your home cleaned by a professional cleaning team and can contract with Community Management to do so. However, you will be required to do some cleaning task.

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

The partner handles clearing the home process and the Housing Services Office handles installation clearing housing process.

***I have two children, one female and one male; how many bedrooms do I qualify for?***  
3 bedrooms; one for each child and 1 for spouse/self (or self).

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

Unless the Exceptional Family Member has a requirement for a handicapped accessible home or has paperwork stating, for medical reasons, the Family must be housed right away, the Family is placed on the wait list like all other Families.

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

There are various types of housing, go to [www.ftgordonfamilyhousing.com](http://www.ftgordonfamilyhousing.com) to view housing.

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

Both parties will sign lease, however BAH will be collected from the highest ranking individual.

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

You can apply for housing provided at least one dependant lives with you on our Post. If they do not, then you are considered a geographical bachelor and do not qualify for Family housing. If you are E5 and below with no dependants and you and your wife is assigned to different installations that is within 1 hour commuting distance from the assigned installation and your permanent address, the service member assigned to Ft. Gordon is authorized to live off-post and receive BAH. However, if the distance exceeds 1 hour and the service member assigned to Fort Gordon is E5 and below, the service member is considered "single" and is required to reside in the barracks.

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

Yes they can with a Special Power of Attorney.

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

Yes, but you can't physically move into housing until you sign into the installation.

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

Currently, with the exception of cable service, internet access and telephone service, all utilities are included in the BAH allotment. In the future, all residents will be responsible for their own utilities once all homes have been metered for 12 months and a reasonable consumption rate has been established.

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

Yes, but you can't physically move into housing until you sign into the installation.

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

Yes, marital status does not determine eligibility, having a legitimate dependent does.

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

When you have a DA31 signing out of your losing installation; or when you report to your permanent duty station after TDY.

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

Effective date of waitlist placement will equal the date the Soldier departed the last duty station as verified by DA-31, (or other services' equivalent), except that applicants who apply after 30 days of arrival will be placed on the waitlist with an effective date equal to the date of application.

***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 is the date you cleared your permanent duty station prior to going TDY, unless your Family resided in on Post housing while you were TDY. In which case your date would be the date you cleared housing.

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

Please visit [www.ftgordonfamilyhousing.com](http://www.ftgordonfamilyhousing.com) for information regarding the many amenities available.

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

Yes, bedroom eligibility for housing assignments should be consistent throughout installations.

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

Two business days.

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

Your name by your choice will be either removed from waiting list or placed at bottom of the list.

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

Off Post-The type of dwelling, rental amount and utility use will determine if your BAH will cover your rent and utilities.

***If I get married after I have been living off post with a certificate of non-availability (CNA) do I have to apply for on post housing?***

No, you do not have to apply for on post housing it will be your choice.

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

Rent prices vary depending on the size, type and location of home. Please contact the HSO or [www.arhn.com](http://www.arhn.com).

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

There are no off limit landlords at Fort Gordon. However, the Housing Services Office has important contact numbers and information you should receive prior to signing any lease.

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

Please visit [www.ahrn.com](http://www.ahrn.com) for a list of available rentals or stop in Darling Hall, Room 129, Housing Services Office (HSO) and we can assist you with this information.

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

Yes. You must provide a 30 day written notice and a copy of your orders to your landlord.

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

It is highly recommended that you have it stated in your lease that you can terminate the lease with a 30 day notice if offered on post housing. Please contact legal at Building 29718 419 B Street Fort Gordon, GA 30905 **Tel:** 706-791-3148 **DSN:** 780-3148 **Fax:** 706-791-0000 for clarification.

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

It depends on your rank and dependant status.

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

Generally, if you signed a lease with your roommate, the landlord can hold each of you liable for the entire amount of rent owed. Contact HSO at (706) 791-5116/7067 or legal assistance at (706) 791-3148 for guidance.