



**U.S. ARMY**



# Fort Rucker Housing Office Plain Language Briefing

## USAG Fort Rucker



# Welcome to the Army Housing Office (AHO)

- The Fort Rucker AHO staff are employed by the Army to assist Service Members and their Families with housing matters and advocate on their behalf with community partners/agencies both on and off the installation
- The Housing Service Office (HSO) provides referral services and tenant/landlord dispute services
- The AHO provides oversight of the privatized company managing on post housing and provides tenant/landlord dispute services
- The Army Housing Officer manages the AHO and reports directly to the Director, Public Works and garrison leadership

## **Garrison Leadership**

Garrison Commander: COL Robert Holcombe

Garrison Command Sergeants Major: CSM Raymond Quitugua

Garrison Deputy Garrison Commander/Manager: Chester Witkowski

Military Housing Officer (AHO): Van Danford





# Privatized Housing Contacts

- Corvias Property Management, sometimes referred to as the Residential Communities Initiative (RCI) Company, is the privatized company that owns and manages the Family housing on this installation
- Corvias is the private partner and managing member of Rucker Communities, LLC.
- Corvias is the property management company that manages the day to day operations of the privatized housing to include ensuring prompt and professional maintenance and repair, property concerns, and rent/billing issues. This is your landlord for privatized housing

## Corvias Contacts:

Leasing Manager: Jessica Cunningham

Resident Manager: Chris Harris

Operations Director: Melissa Bryson

Facilities Director: Jared Alexander

Maintenance Manager: Stacey Wood / Dennis Deese







# Privatized Housing - Tenant Bill of Rights



## Military Housing Privatization Initiative Tenant Bill of Rights

The Department of Defense is fully committed to ensuring our Nation's most valued resource—its military service members and their families—have access to safe, quality, and well-maintained homes and communities on DoD installations.

The National Defense Authorization Act for Fiscal Year 2020 set out eighteen rights of military service members and their families (Tenants) residing in privatized housing. The Department of Defense commits to ensuring that privatized housing Tenants receive quality housing and fair treatment from the Military Housing Privatization Initiative project owners (MHPI companies) that operate and maintain privatized housing.

It is paramount that residents receive the full benefit of each right. The Department of Defense, through each of its Military Departments, will work diligently and expeditiously to develop the processes and procedures needed to implement these rights and make Tenants aware of them. However, many of the rights set forth by Congress pertain to legal matters that do not lend themselves to unilateral action by the Department. To the extent it is not already the case, the Military Departments commit to working with the MHPI companies to incorporate these rights and procedures into appropriate project legal documents. In some cases, more work is required before the benefits of these rights are fully available to tenants.

The Department commits to providing the full benefit of the following 15 rights by May 1, 2020.

1. The right to reside in a housing unit and a community that meets applicable health and environmental standards.
2. The right to reside in a housing unit that has working fixtures, appliances, and utilities and to reside in a community with well-maintained common areas and amenity spaces.
3. The right to a written lease with clearly defined rental terms to establish tenancy in a housing unit, including any addendums and other regulations imposed by the Landlord regarding occupancy of the housing unit and use of common areas.
4. The right to a plain-language briefing, before signing a lease and 30 days after move-in, by the installation housing office on all rights and responsibilities associated with tenancy of the housing unit, including information regarding the existence of any additional fees authorized by the lease, any utilities payments, the procedures for submitting and tracking work orders, the identity of the military tenant advocate, and the dispute resolution process.
5. The right to have sufficient time and opportunity to prepare and be present for move-in and move-out inspections, including an opportunity to obtain and complete necessary paperwork.
6. The right to report inadequate housing standards or deficits in habitability of the housing unit to the Landlord, the chain of command, and housing management office without fear of reprisal or retaliation, including reprisal or retaliation in the following forms: (A) unlawful recovery of, or attempt to recover, possession of the housing unit; (B) unlawfully increasing

the rent, decreasing services, or increasing the obligations of a Tenant; (C) interference with a Tenant's right to privacy; (D) harassment of a Tenant; (E) refusal to honor the terms of the lease; or (F) interference with the career of a Tenant.

7. The right of access to a Military Tenant Advocate or a military legal assistance attorney, through the housing management office of the installation of the Department at which the housing unit is located to assist in the preparation of requests to initiate dispute resolution.
8. The right to receive property management services provided by a Landlord that meet or exceed industry standards and that are performed by professionally and appropriately trained, responsive and courteous customer service and maintenance staff.
9. The right to have multiple, convenient methods to communicate directly with the Landlord maintenance staff, and to receive consistently honest, accurate, straightforward, and responsive communications.
10. The right to have access to an electronic work order system through which a Tenant may request maintenance or repairs of a housing unit and track the progress of the work.
11. With respect to maintenance and repairs to a housing unit, the right to the following: (A) prompt and professional maintenance and repair; (B) to be informed of the required time frame for maintenance or repairs when a maintenance request is submitted; and (C) in the case of maintenance or repairs necessary to ensure habitability of a housing unit, to prompt relocation into suitable lodging or other housing at no cost to the Tenant until the maintenance or repairs are completed.
12. The right to receive advice from military legal assistance on procedures involving mechanisms for resolving disputes with the property management company or property manager to include mediation, arbitration, and filing claims against a Landlord.
13. The right to have reasonable, advance notice of any entrance by a Landlord, installation housing staff, or chain of command into the housing unit, except in the case of an emergency or abandonment of the housing unit.
14. The right to not pay non-refundable fees or have application of rent credits arbitrarily held.
15. The right to expect common documents, forms, and processes for housing units will be the same for all installations of the Department, to the maximum extent applicable without violating local, State, and Federal regulations.

With respect to the remaining three rights—access to maintenance history, process for dispute resolution, and withholding of rent until disputes are resolved—the Department will continue to work with the MHPI companies and, as necessary, Congress to ensure the benefits of these rights are fully available. While the Department develops standardized, formal processes for these rights, service members and their families will be able to leverage the support available from their respective Military Departments to address and resolve relevant housing issues. Tenants seeking assistance should continue to engage their housing office, installation leadership, or chain of command.

*Mark T. Esper*

Mark T. Esper  
Secretary of Defense

*Ryan D. McCarthy*

Ryan D. McCarthy  
Secretary of the Army

*Thomas B. Modly*

Thomas B. Modly  
Acting Secretary of the Navy

*Barbara M. Barrett*

Barbara M. Barrett  
Secretary of the Air Force

\* Copy is available upon request





# Privatized Housing - Tenant Bill of Rights

The Military Housing Privatization Initiative ***Tenant Bill of Rights*** requires the AHO to provide a plain language brief to all residents of privatized housing prior to lease signing and again 30 days after move-in on all rights and responsibilities associated with tenancy of the housing unit

- You have the right to reside in a housing unit and a community that meets applicable health and environmental standards. (Right 1)
- You have the right to reside in a housing unit that has working fixtures, appliances, and utilities and to reside in a community with well-maintained common areas and amenity space. (Right 2)
- The right to be provided with a maintenance history of the prospective housing unit before signing a lease, as provided in section 2892a of this title. (Right 3)
- You have the right to a written lease with clearly defined rental terms to establish tenancy in a housing unit, including any addendums and other regulations imposed by the Landlord regarding occupancy of the housing unit and use of common areas. (Right 4)
- The right to a plain-language briefing, before signing a lease and 30 days after move-in, by the installation housing office on all rights and responsibilities associated with tenancy of the housing unit (Right 5)
- You have the right to have sufficient time and opportunity to prepare and be present for move-in and move-out inspections, including an opportunity to obtain and complete necessary paperwork. (Right 6)





# Privatized Housing - Tenant Bill of Rights

- You have the right to report inadequate housing standards or deficits in habitability of the housing unit to the Landlord, the chain of command, and Installation housing office without fear of reprisal or retaliation, including (A) unlawful recovery of, or attempt to recover, possession of the housing unit; (B) unlawfully increasing the rent, decreasing services, or increasing the obligations of a tenant; (C) interference with a tenant's right to privacy; (D) harassment of a tenant; (E) refusal to honor the terms of the lease; (F) interference with the career of the tenant (Right 7)
- You have the right to have access to a military tenant advocate or a military legal assistance attorney, through the Installation housing office to assist in the preparation of requests to initiate dispute resolution, including the ability to submit a request to withhold payments during the resolution process. (Right 8)
  - Tenants are required to attempt to resolve disputes informally either through an informal dispute resolution process or as identified in the tenant lease. If the dispute cannot be resolved informally a tenant may then file a request for formal dispute resolution
  - The Fort Rucker procedures for requesting informal and formal dispute resolution processes can be found at <https://home.army.mil/rucker/index.php/about/garrison>
  - The AHO staff are able to provide the dispute resolution process instructions and forms and can assist tenants in completing the request and explain the procedures.
  - Additional details are available later in this briefing





# Privatized Housing - Tenant Bill of Rights

- The right to receive property management services provided by the Landlord and maintenance that meet or exceed industry standards and that are performed by professionally and appropriately trained responsive and courteous customer service and maintenance staff. (Right 9)
  - The Fort Rucker Installation Housing Office serves as your Military Tenant Advocate.
  - Contact Van Danford, Chief Housing Division, 22470 Christian Road, (334) 255-2984 or Gaye Hines, Housing Manager, Building 5700 (Soldier Service Center) (334) 255-9230
  - You have the right to have multiple, convenient methods to communicate directly with the privatized Landlord maintenance staff, and to receive consistent, honest, accurate, straightforward, and responsive communications. (Right 10)
- You have the right to have access to an electronic work order system through which a tenant may request maintenance or repairs of a housing unit and track the progress of the work. (Right 11)
  - Maintenance Contact Information:
  - Corvias Property Management
  - 334-230-5128
  - 22470 Christian Road Fort Rucker, AL 36362
  - <https://rucker.corviaspm.com/residents>  
<https://www.residentportal.com>





# Privatized Housing - Tenant Bill of Rights

- You have the right to the following: (A) prompt and professional maintenance and repair; (B) to be informed of the required time frame for maintenance and repairs when a maintenance request is submitted; and (C) in the case of maintenance or repairs necessary to ensure habitability of a housing unit, to prompt relocation into suitable lodging or other housing at no cost to the tenant until the maintenance or repairs are completed. (Right 12)
- Displaced Resident Policies
  - ASAIE&E Memorandum, SAIE, Feb 14, 2020, Army Residential Communities Initiative Company Minimum Standard Resident Displacement Guidelines
  - ASAIE&E Memorandum, SAIE, Jan 23, 2020, Subject: Procedures for Approving Privatized Housing Habitability after Remediation, Mitigation, Stabilization and abatement
  - IMCOM Memorandum, Headquarters Installation Management Command, IMPW-H, JAN 31 2020, subject: Procedures for Certifying Housing Habitability for Army Family Housing, Leased Housing, Unaccompanied Housing and Privatized Homes
  - IMCOM Memorandum, Headquarters Installation Management Command, IMPW-H, MAR 11 2020, subject: Command Guidance Army Residential Communities Initiative (RCI) Company Minimum Standard Resident Displacement Guidelines
  - ASA IE&E Memorandum, Dated Feb 20,
    - “Housing Maintenance Quality Assurance and Environmental Hazard Oversight Program” provides clear standards and details of required oversight of Army housing maintenance







# Privatized Housing - Tenant Bill of Rights

- You have the right to receive advice from military legal assistance on procedures involving mechanisms for resolving disputes with the property management company or property manager to include mediation, arbitration, and filing claims against the Landlord. (Right 13)
  - SJA Office POC: 334-255-2547, Bldg. 5700, Suite 320 Fort Rucker, AL
- Maintenance work orders may be placed via the resident portal, telephone call, email, or personal visit to the Community Office.
  - Corvias provides 24-hour a day emergency maintenance service seven (7) days per week. Routine maintenance will be accomplished quickly, efficiently, and according to the highest standards.
  - In the event of a life-threatening emergency, such as fire, flood or medical emergency due to failure of mechanical equipment or housing components, residents should immediately call 911 and, only after calling 911, contact the Community Manager as soon as it is safe to do so.
  - Emergency work orders are defined as conditions that may constitute an immediate threat to life, health, mission, security or property. The response time for each work order emergency may differ depending on the type of emergency.
  - Urgent work orders are defined as conditions that could become an emergency, seriously affect morale, or have command emphasis.
  - Routine work orders are all other types of work orders not defined as emergency or urgent. Residents are encouraged to contact their Community Office if there are questions concerning any maintenance issues. Refer to the RRG for further information on response times or contact your Corvias Community Office.





*Work order or maintenance tickets should only be closed after the tenant and AHO signs off.*

- The right to enter into a dispute resolution process, as provided in section 2894 of this title, should all methods be exhausted and, in which case, a decision in favor of the tenant may include a reduction in rent, or an amount to be reimbursed or credited to the tenant. (Right 14)
- The tenant has the right to enter into the dispute resolution process to have the basic allowance housing payments segregated and held in escrow, with approval of a designated commander, and not used by the property owner, property manager, or landlord pending completion of the dispute resolution process. (Right 15)
- The right to have reasonable advance notice of any entrance by the Landlord, Installation housing staff, or chain of command into the housing unit, except in the case of an emergency or abandonment of the housing unit. (Right 16)
  - We currently give a minimum 48 hours of notice to residents via email notification or by phone





# Privatized Housing - Tenant Bill of Rights

- The right to not pay non-refundable fees or have application of rent credits arbitrarily withheld. (Right 17)
  - Pet deposit - \$200 per pet/maximum of two pets per home
  - The right to expect common documents, forms, and processes for housing units will be the same for all Army Installations, to the maximum extent applicable without violating local, state, or federal regulations. (Right 18)





# Privatized Housing – Tenant Responsibilities



## Military Housing Privatization Initiative

### Tenant Responsibilities

This document highlights important responsibilities of Military Service Members and their families (Tenants) residing in Privatized Housing.

1. **Prompt Reporting.** The responsibility to report in a timely manner any apparent environmental, safety, or health hazards of the home to the Landlord and any defective, broken, damaged, or malfunctioning building systems, fixtures, appliances, or other parts of the home, the common areas, or related facilities.
2. **Care for the Home.** The responsibility to maintain standard upkeep of the home as instructed by the housing management office.
3. **Personal Conduct.** The responsibility to conduct oneself as a Tenant in a manner that will not disturb neighbors, and to assume responsibility for one's actions and those of a family member or guest in the housing unit or common areas, including the responsibility not to engage in any inappropriate, unauthorized, or criminal activity in the home or common areas.
4. **Access by Landlord.** The responsibility to allow the Landlord reasonable access to the rental home in accordance with the terms of the tenant lease agreement to allow the Landlord to make necessary repairs in a timely manner.
5. **Rules and Guidelines.** The responsibility to read all lease-related materials provided by the Landlord and to comply with the terms of the lease agreement, lease addenda, and any associated rules and guidelines.

*\* Copy is available upon request*







# Privatized Housing – Tenant Responsibilities

- The Military Housing Privatization Initiative Tenant Bill of Rights highlights five (5) important responsibilities for Service Members and their Families while they reside in privatized family housing.
  1. The responsibility to report in a timely manner any apparent environmental, safety, or health hazards of the home to the landlord and any defective, broken, damaged, or malfunctioning building systems, fixtures, appliances, or other parts of the home, the common areas, or related facilities.
  2. The responsibility to maintain standard upkeep of the home as instructed by the housing management office.
- Trash schedule can be obtained online at the Resident Portal <https://www.residentportal.com> or by contacting the community center
- Recycle Day: Monday (containers should be curbside by 6 a.m.)
- Bulk Trash Pickup: Completed the same day as regular trash pick up
- Prohibited Items: Hazardous Waste, Refrigerators, Tires,
- Hazardous Waste Disposal Details: Hazardous Materials Control Center [334-598-1311](tel:334-598-1311)
- Lawn Care Schedule can be found on the resident portal <https://www.residentportal.com>





# Privatized Housing – Tenant Responsibilities

3. The responsibility to conduct oneself as a tenant in a manner that will not disturb neighbors, and to assume responsibility for one's actions and those of a family member or guest in the housing unit or common areas, including the responsibility not to engage in any inappropriate, unauthorized, or criminal activity in the home or common areas.
  - Contact Resident management Office at 334-440-8988 for any community issues/concerns. Contact will be made via email, phone, text or by way of an in person visit. If concerns are not resolved after reasonable contact attempts are made, Corvias will engage the Garrison team for support/guidance.
  - <https://rucker.corviaspm.com>
  - <https://www.residentportal.com>
4. The responsibility to allow the landlord reasonable access to the rental home in accordance with the terms of the tenant lease agreement to all the landlord to make necessary repairs in a timely manner.
5. The responsibility to read all lease-related materials provided by the landlord and to comply with the terms of the lease agreement, lease addenda, and any associated rules and guidelines.





# Privatized Housing – State-Specific Addendum

- Landlords must comply with all applicable building and housing codes materially affecting health and safety
- Landlords must make necessary repairs to keep premises in habitable condition, including maintaining electrical, plumbing, sanitary, heating, air-conditioning, and other facilities and appliances
- Alabama tenants do NOT have the legal right to "repair and deduct" rental payments for repairs
- Landlord must provide a 48 hour notice to enter a unit, and a tenant may not unreasonably withhold consent to enter
- Landlords may enter a unit without tenant agreement in the event of an emergency, abandonment, or pursuant to a court order
- Pursuant to the federal Fair Housing Act, landlord cannot discriminate against tenant on the basis of race, national origin, religion, gender, disability, or familial status
- Tenants are required to give a 30 day written notice to property management
- If tenant is not in compliance with lease terms, landlord can deliver written notice of termination of lease
- Alabama landlords cannot raise rent in a discriminatory or retaliatory manner

Alabama [Uniform and Residential Landlord and Tenant Act](#)

Federal [Fair Housing Act](#)





# Privatized Housing – Informal Dispute Resolution

- The ***informal dispute resolution*** is a measured approach intended to resolve disputes at the garrison level that may be used to resolve disputes pertaining to the lease as well as issues that fall outside the specific parameters of the lease document, such as personal property claims
- Tenants shall attempt to resolve disputes by bringing the dispute or concern to the owner. If the tenant and owner are unable to resolve the issue satisfactorily, then the tenant shall attempt to resolve the dispute through the ***informal dispute resolution*** process.
- The tenant may submit an ***informal dispute resolution*** request by submitting to the MHO a completed request form with any documents that support the dispute and a description of the dispute.
- An ***informal dispute resolution*** form is available at the AHO, who is available to assist residents in completing the form. Tenants may also visit the garrison Staff Judge Advocate's office to seek their assistance in completing the ***informal dispute resolution*** form.
- The ***informal dispute resolution*** form is also available on-line at <https://home.army.mil/rucker/index.php/about/garrison>
- The garrison commander will review the request and will serve as the mediator between the property owner and tenant in an effort to resolve the dispute at the local level, normally within 10 business days.







# Privatized Housing – Formal Dispute Resolution

- The **formal dispute resolution** process allows eligible tenants to obtain prompt and fair resolution of housing disputes concerning rights and responsibilities set forth in the lease, including maintenance, repairs, rental payments, displacement rights, lease termination, inspections, or fees and charges.
- The tenant may submit a **formal dispute resolution** request by submitting to the AHO a completed request form with any documents that support the dispute and a description of the dispute.
- The **formal dispute resolution** may include a home inspection. If the tenant fails to grant access to the premises for inspection the formal dispute resolution process shall terminate and no decision will be rendered
- Tenants may request “rent segregation” for up to 60 days while the dispute is being reviewed.
- The HQ IMCOM Commanding General is the Deciding Authority and will generally render a decision within 30 days but not later than 60 days.
- A **formal dispute resolution** form are available at the AHO, who is available to assist residents in completing the form. Tenants may also visit the garrison Staff Judge Advocate’s office to seek their assistance in completing the **formal dispute resolution** form.
- The **formal dispute resolution** form is also available on-line at <https://home.army.mil/rucker/index.php/about/garrison>
- The **formal dispute resolution** eligibility is limited to military members, their spouse or other eligible individual who qualifies as a “tenant” as defined in 10 USC Section 2871
- Tenants may seek legal advice or dispute resolution through any remedy available by law, except that tenant and owner shall not pursue such remedy available in law while a **formal dispute resolution** under this process is pending.





# Garrison Housing Services Office (HSO)

The goal of the HSO is to implement and maintain a high quality worldwide resource for relocation services that is innovative, comprehensive, and the first choice of information and support when Soldiers and families relocate.

- Non-discriminatory listings of adequate and affordable rental and for-sale housing
- Counseling/referral on eligible installation services (i.e. legal, education, Exceptional Family Member Program)
- Preliminary inquiries to validate housing discrimination complaints
- Liaison with community and government officials / organizations (on and off post)
- Housing data exchange with other DoD housing offices
- Liaisons with Army Community Services in support of the Housing Relocation Assistance Program
- Housing market area data for use in developing market analyses Rental negotiations and lease review





# Garrison Housing Services Office (HSO)

- One-Stop, Full Service from Arrival to Departure for the Following:
  - Home buying counseling
  - Landlord-tenant dispute resolution
  - Basic Allowance for Housing (BAH) data submission
  - Property inspections
    - ❑ NEW---Per FY20 NDAA: If tenant is not available for pre-assignment walkthrough inspection, Housing Office must attend on tenant's behalf
    - ❑ NEW---Per FY20 NDAA: The AHO shall initiate contact with resident 15 day and 60 days after move in regarding the satisfaction of the resident.
  - Administrative assistance with utility company fees/deposits, connections, and billings
  - Informational briefings (in- and out-processing, entitlements), community outreach





# Furniture Safety & Additional Information

- Tenants are permitted to anchor any furniture, television, or large appliance to the wall of the unit for purposes of preventing such item from tipping over without incurring a penalty or obligation to repair the wall upon vacating the unit if the Landlord does not anchor the furniture for the tenant.
- IMCOM Mission: IMCOM integrates and delivers base support to enable readiness for a globally-responsive Army.
- Community features include:
  - Community Centers with family activities and events
  - Fitness room, resident computer lab, meeting room, Wi-Fi Café or Media Center
  - 3 Community Pools
  - Playgrounds
  - No security deposits or hook-up fees for utilities
  - Family support services
  - Lawn care, trash service and recycling program
  - 24 hour response maintenance team







# End of Brief

