

# Welcome to Fort Wainwright



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DIRECTORATE OF PUBLIC WORKS- MILITARY HOUSING OFFICE

MON-FRI 0800-1600 ; WEDNESDAYS 0900-1600

CLOSED FOR LUNCH 1130-1230 DAILY

HOUSING SERVICES OFFICE: 907-353-1190 / 1696 / 1659 / 4237

UNACCOMPANIED HOUSING OFFICE: 907-353-4171



# Housing Services Office

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**Mission-** To provide assistance, guidance, and quality up-to-date information to our service members to help make relocating as stress free as possible.

## Services Provided:

- Housing Needs Assessment
- Permanent Change of Station (PCS) Housing Check-In / In-Processing
- Temporary Housing Information
- Temporary Lodging Allowance (TLA)
- Personalized Housing Search Assistance
- Provide Rental Listings
- Lease Agreement Review and Counseling
- Home Purchasing and Selling Counseling
- Real Estate Listing Services (HOMES.mil)
- Tenant / Landlord Dispute Resolution
- Cost Savings and Assistance Programs
- Maps and Directions of Local Areas

# Temporary Lodging Allowance (TLA)

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- Soldiers are required to in-process with HSO to determine TLA eligibility and authorizations
  - Authorization for TLA starts the day you report for duty and sign into Fort Wainwright; You **MUST** be signed into the installation to qualify for TLA
  - Your dependents **MUST** be command sponsored to be eligible for TLA (see HSO if you have questions)
  - Service members must be actively and aggressively seeking housing in accordance with (IAW) the Financial Management Regulation (FMR) in order to qualify for TLA
  - TLA is not authorized during PTDY or during Transitional Leave
  - IAW the FMR, TLA may be stopped if you decline a home offer
  - Only hotel rooms are TLA approved; Vacation rentals / timeshares/ MWR cabins / and Bed and Breakfasts are not typically TLA approved. Campsites are normally reimbursable for MEALS ONLY (no lodging)
  - Receipts will not be accepted through any 3<sup>rd</sup> party site including, but not limited to, Expedia.com, Hotels.com, Orbitz, Air B&B, Travelocity, etc
  - TLA is NOT an entitlement, it's an allowance that you MAY qualify for IF you meet all the requirements. Do not assume you will receive TLA (call and discuss if you have questions before making a mistake)
  - If your dependents are on your orders, but NOT with you, please contact HSO to discuss your situation (907) 353-1190 or 353-4237
  - COVID and Restriction of Movement (ROM) may impact TLA start date (call to discuss)
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- Please call the Housing Office if you have any questions! (907)353-1190 or 353-4237



# Fairbanks area Hotels



Do NOT exceed per diem rates for lodging. You will be responsible for any amount exceeding per diem rates.

Do NOT use third party websites; Expedia, Travelocity, etc

HOTEL	ADDRESS	PHONE
Holiday Inn Express	3402 Santiago Ave Fort Wainwright, AK 99703	907-370-0999
Pike's Waterfront Lodge	4580 Hoselton Fairbanks, AK 99709	907-456-4500
Clarion Hotel & Suites	95 10 <sup>th</sup> Ave Fairbanks, AK 99701	907-459-2700
Super 8 Hotel	1909 Airport Way Fairbanks, AK 99701	907-451-8888
Wedgewood Resort Hotels	212 Wedgewood Drive Fairbanks, AK 99701	907-456-1422
Westmark Hotel	813 Noble Fairbanks, AK 99701	907-456-7722
LaQuinta Inn & Suites (by Wyndham)	4920 Dale Road Fairbanks, AK 99709	907-328-6300
Candlewood Suites	551 Harold Bentley Ave Fairbanks, AK 99709	907-328-3200
Hampton Inn & Suites	433 Harold Bentley Ave Fairbanks, AK 99709	907-451-1053
Springhill Suites (by Marriott)	1908 Chena Landing Loop Fairbanks, AK 99701	907-479-8080
Best Western Hotel & Resort	1255 TVSA Way Fairbanks, AK 99701	907-328-3500
Gold Rush Inn	540 North Street Eielson AFB, AK 99702	907-377-1844

Check <https://www.defensetravel.dod.mil/> for updated information

# Temporary Lodging Allowance (TLA)

Visit <https://www.defensetravel.dod.mil/> for updated information.

Calculate your TLA here [https://www.defensetravel.dod.mil/Docs/TLA\\_Calc.pdf](https://www.defensetravel.dod.mil/Docs/TLA_Calc.pdf) (Dual military rates may vary)

Locality	Seasons	Maximum	Local	Proportional	Local	Footnote	Footnote	Maximum	Effective
	(Beg-End)	Lodging	Meals	Meals	Incidental		Rate	Per Diem	Date
EIELSON AFB	05/01-09/15	154	80	48	20			254	10/1/2020
EIELSON AFB	09/16-04/30	79	80	48	20			179	10/1/2020
FAIRBANKS	05/01-09/15	154	80	48	20			254	10/1/2020
FAIRBANKS	09/16-04/30	79	80	48	20			179	10/1/2020
FT. WAINWRIGHT	05/01-09/15	154	80	48	20			254	10/1/2020
FT. WAINWRIGHT	09/16-04/30	79	80	48	20			179	10/1/2020

# On-Post Accommodations



Fort Wainwright on-post housing is owned and managed by North Haven Communities, a preferred choice for many active duty families and other eligible soldiers assigned to the Fort Wainwright military installation.

Living on Fort Wainwright provides you with the comfort and ease of being centralized to all installation facilities, as well as being in close proximity to Fairbanks and the surrounding areas.

For more information regarding your possible eligibility and leasing options, you can reach North Haven Communities at 1-888-347-2985 or by visiting [nhcalaska.com](http://nhcalaska.com).



# Off-Post Accommodations

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Depending on the number of PCS rotations and size of the families departing, the wait for a home can vary widely at Fort Wainwright. Approximately one-third of the families assigned to the installation reside off-post for at least a portion of their tour-of-duty.

The DOD policy of raising BAH rates to eliminate most out-of-pocket expenses for rental housing has greatly improved the ability of service members of all ranks to obtain adequate, affordable, off-post housing.

For those who will be residing off-post, research and planning are essential for a successful move. Vacancy rates and rental costs off-post are seasonal. Rental units become more difficult to obtain and more expensive during the summer months as opposed to the winter months. Rent for houses is typically higher than that of apartments or duplexes.

# Fort Wainwright

## BAH RATES 2021

Enlisted Rates		
	With Dependents	Without Dependents
E1	\$1,464.00	\$1,098.00
E2	\$1,464.00	\$1,098.00
E3	\$1,464.00	\$1,098.00
E4	\$1,464.00	\$1,098.00
E5	\$1,998.00	\$1,500.00
E6	\$2,013.00	\$1,509.00
E7	\$2,094.00	\$1,572.00
E8	\$2,205.00	\$1,653.00
E9	\$2,364.00	\$1,773.00
Warrant Officer Rates		
	With Dependents	Without Dependents
W1	\$2,016.00	\$1,512.00
W2	\$2,139.00	\$1,605.00
W3	\$2,277.00	\$1,776.00
W4	\$2,400.00	\$2,013.00
W5	\$2,550.00	\$2,118.00
Officer Rates		
	With Dependents	Without Dependents
O1E	\$2,118.00	\$1,590.00
O2E	\$2,256.00	\$1,692.00
O3E	\$2,421.00	\$1,986.00
O1	\$2,007.00	\$1,506.00
O2	\$2,010.00	\$1,575.00
O3	\$2,271.00	\$1,797.00
O4	\$2,601.00	\$2,097.00
O5	\$2,835.00	\$2,157.00
O6	\$2,859.00	\$2,256.00
O7	\$2,880.00	\$2,295.00





# Searching for a Home

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## RENTAL LISTINGS WEBSITES

HOMES.MIL

<https://www.homes.mil/homes/DispatchServlet/HomesEntry>

APARTMENTS.COM

<https://www.apartments.com/fairbanks-ak>

RENT.COM

<https://www.rent.com/alaska/fairbanks-apartments>

APARTMENT GUIDE

<https://www.apartmentguide.com/apartments/Alaska/Fairbanks/>

REALTOR.COM

[https://www.realtor.com/apartments/Fairbanks\\_AK](https://www.realtor.com/apartments/Fairbanks_AK)

## HOME SALES WEBSITES

HOMES.MIL

<https://www.homes.mil/homes/DispatchServlet/HomesEntry>

REALTOR.COM

[https://www.realtor.com/realestateandhomes-search/Fairbanks\\_AK](https://www.realtor.com/realestateandhomes-search/Fairbanks_AK)

ZILLOW.COM

<https://www.zillow.com/Fairbanks-ak/>

TRULIA

<https://www.trulia.com/AK/Fairbanks/>

FAIRBANKS AREA HOMES

<https://www.fairbanksareahomes.com/home-page>

<https://www.homes.com/fairbanks-ak/homes-for-sale>

**\*\* If you are thinking about purchasing a home, the HomeChoice workshop provided by the Alaska Housing Finance Corporation (AHFC) can help you make your decision. To register for the free home-buying workshop, please visit [www.ahfc.us/events](http://www.ahfc.us/events).**

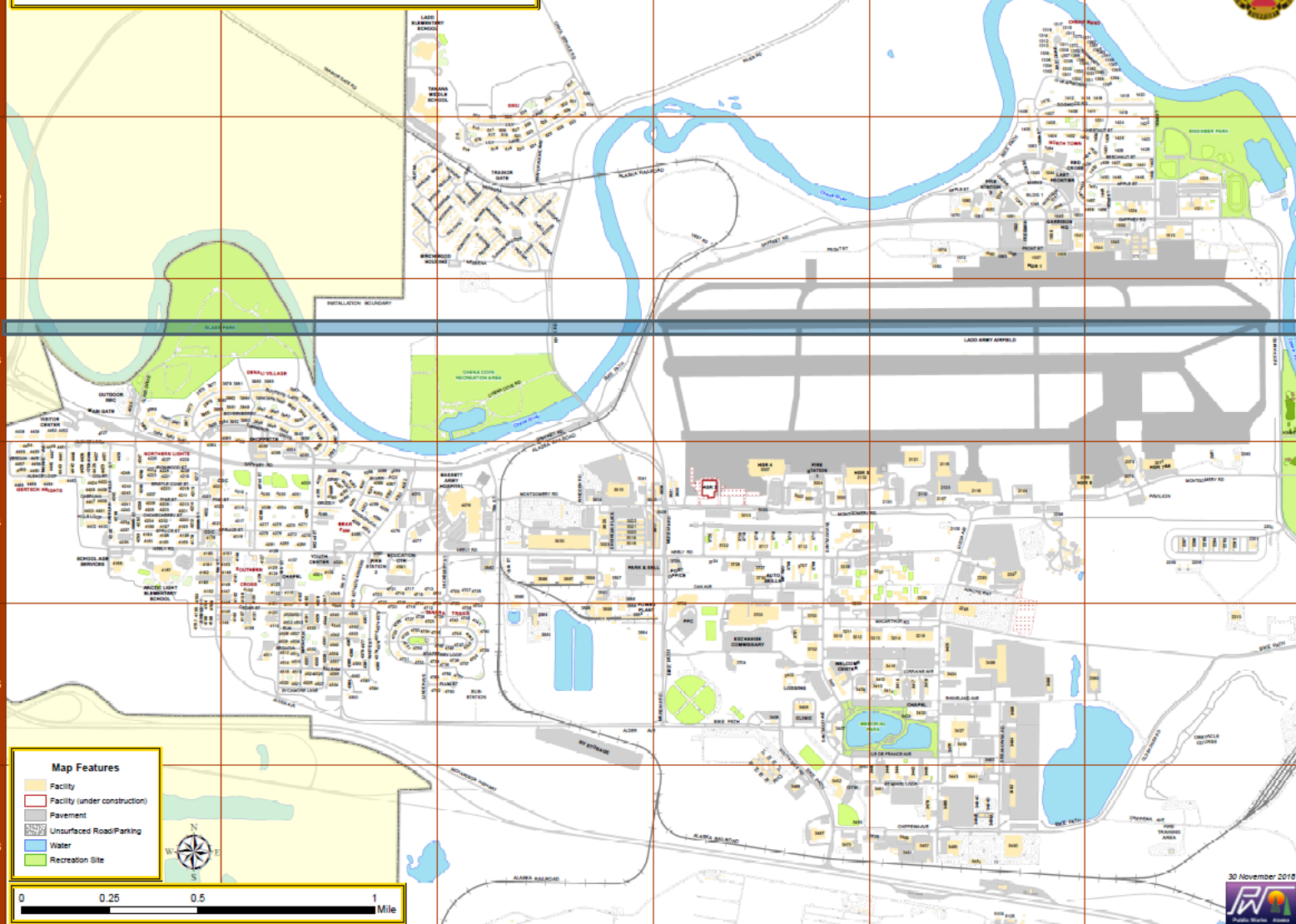


# Additional Information

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- For more information regarding vehicle registration, licensing requirements, and military specific information, please go to: [Alaska Department of Motor Vehicles](#)
- If you have questions regarding your rights and responsibilities as a landlord or tenant in the state of Alaska, please go to: [Alaska Landlord Tenant Act](#)
- For general information about Fairbanks and its vicinity, please go to: [Fairbanks Chamber of Commerce](#)
- Questions about Temporary Lodging Allowance (TLA) or Overseas Housing Allowance (OHA) can be answered at the [Defense Travel Management](#) site
- As a home buyer, the VA provides a myriad of resources. For benefits information, please see:
  - [VA Pamphlet 26-4](#)
  - [VA Pamphlet 26-7](#)
  - [Other VA Pamphlets / Guides](#)
- You are entitled to Fair Housing. For more information, please visit the [Department of Housing and Urban Development](#)
- Plain Language Brief and Dispute Resolution Process, please visit [Housing Division :: United States Army in Alaska](#)
- **Please check with your sponsor for updated guidance on ROM and COVID procedures**

# BASE INFORMATION MAP



Name	Bldg	Grid
3rd ASOS Sq	3467	D6
539th Trans Co	3026	C4
66th EOD Co	3465	D6
Airfield Operations	1558	E2
Army Community Service	3401	D5
Army Reserve Center	3470	D6
Auto Skills Center	3730	D4
Bassett Army Hospital	4076	C4
BEQ	4054	B4
BLM Alaska Fire Service	1541	E2
Bowling Center	3702	D5
Chapel, Northern Lights	3430	E5
Chapel, Southern Lights	4107	A4
Child Development Center <6 yrs	4024	A4
Child Development Center >6 yrs	4176	A4
Civilian Personnel (CPAC)	1045	E2
Commissary/Exchange	3703	D5
Corps of Engineers	4511	B5
CRREL	4070	B5
CYS Office	4176	A4
Dining Facility	3728	D4
Dining Facility	3416	E5
Directorate of Public Works	3015	C4
Distance Learning/Thrift Store	1031	F2
DPW Environmental	3023	C4
Education Center	4391	B4
Exchange (PX)	3703	D5
Family Life Center	3429	E5
Finance Office	3401	D5
Fire Station 1	3004	D4
Fire Station 2	4390	B4
Fire Station 3	1054	E2
First Sgts. Barracks Program	3015	C4
Flight Simulator	3000	D4
Fuel Store	3484	E5
Furniture Store	3701	D5
Garrison Headquarters	1555	E2
Gas Station (AAFES)/Shoppette	4058	B4
Holiday Inn Express	3402	D5
Housing Services Office	3401	D5
HQ 1 BN 24th INF BN	3214	E5
HQ 1 BN 52nd AVN BN	3002	D4
HQ 1 BN 5th INF BN	3214	E5
HQ 1-25 ARB	2104	A4
HQ 1-25th SCBT	1555	E2
HQ 25th SGB	3426	E5
HQ 2nd 5th FA BN	3717	D4
HQ 3-21 INF BN	3211	D5
HQ 5th SQ 1st CAV GQ	3407	D5
HQ UATF	1555	E2
Kamish Medical/Dental Clinic	3406	D5
Last Frontier Community Center	1044	E2
Laundry/Dry Cleaning	3020	C4
Law Center	1562	E2
Library	3700	D5
Logistics Readiness Center	3030	C4
MAC Credit Union	3700	D5
Main Gate	4027	A3
Melaven Gym	3452	E5
Memorial Park		D5, E5
Military Personnel	3401	D5
Military Police/Emergency Services	3028	D4
MTC	3417	E5
North Haven Community Center	4268	B4
Outdoor Recreation	4050	A3
Pallet Processing Area	2118	E4
Papa John's Pizza	3704	D5
Park & Deli (Lemon Lot)		C4, D4
Physical Fitness Center	3709	D4, D5
Provost Marshal	3028	D4
Public Affairs - Garrison	1047	E2
Public Affairs - USARAK	1555	E2
RCI Housing	3015	C4
SATO/Transportation	3401	D5
School - Arctic Light Elementary	4167	A4
School - Ladis Elementary		B1
School - Tanana Middle		B1, B2, C2
School Age Services	4166	A4
Sgt Clarkson Training Center	3441	E6
Sports Complex	3709	D4, D5
Swimming Pool - Melaven Gym	3452	D5
Telephone Exchange	1060	E2
Thrill Store	1031	F2
Trainer Gate	1166	C2
Transportation	3401	D5
Visitor Center		A3
Welcome Center	3401	D5
Youth Center	4109	B4



# Preferred Tenant Program (PTP)

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Preferred Tenant Program- Provided to Soldiers who will be residing off-post for one year or more. PTP offers a 3% below-market rate for rentals, as well as reduced security deposits. For information, contact the HSO.

## PTP Providers:

### JILLIAN SQUARE APTS

907-979-4525

[www.fairbanks.jlproperties.com](http://www.fairbanks.jlproperties.com)

### SOPHIES PLAZA APTS

907-479-8124

[www.fairbanks.jlproperties.com](http://www.fairbanks.jlproperties.com)

### WILLOWWOODS APTS

907-451-0455

[www.fairbanks.jlproperties.com](http://www.fairbanks.jlproperties.com)

### YAK ESTATES APTS

907-979-3105

[www.fairbanks.jlproperties.com](http://www.fairbanks.jlproperties.com)

### COLLEGE APTS

907-451-9127

907-347-7272

To start the PTP process, visit HSO (bldg. 3401  
rm 101) to pick up a packet

# Servicemembers Civil Relief Act

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**Servicemembers Civil Relief Act (SCRA)**- The SCRA is a federal law designed to ensure that service members are not disadvantaged in their civil affairs because they have answered their nations call to military service. Service members (SM) can focus their full attention on their military responsibilities without adverse consequences for themselves or families.

**\*SCRA protections begin on the day the SM enters active duty military service. For military reservists, protections begin upon receipt of certain military orders.**

## Who is covered by the SCRA?

- All persons on active duty in the uniformed services, including regular and active reserve.
- Reserve and National Guard personnel who have been active and are on Federal active duty.
- Reserve components who have received orders to report from the date of receipt of orders through the date of reporting for military service and beyond while on active military status.

**SCRA does NOT apply to:**

- Reserve or National Guard Units NOT on active duty
- Retired Personnel
- National Guard troops called to duty under State orders



# What can the SCRA do for you?

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## **Residential Lease can be terminated under the following conditions:**

- Permanent change of station (PCS) orders
- Orders to deploy or TDY in excess of 90 days
- Discharge, resignation, or separation from the service under honorable conditions
- Retirement
- Temporary disability retirement

## **Effective Date of Lease Termination:**

The lease ends 30 calendar days after the next payment is due.

## **Tenant Notice to Terminate:**

- The notice must be in writing
- Express an intent to terminate the lease
- Delivered to the landlord or his agent
- Include a copy of military orders proving intent to terminate the lease or a verification (usually a letter) from the SM commanding officer verifying orders

\*\*There is no statutory requirement to cite the SCRA as legal justification for lease termination or to indicate a specific date of vacating.

\*\*A letter or email from the tenant to the landlord indicating a desire to terminate the lease due to the receipt of PCS or deployment orders, and attaching the requisite proof of military orders, satisfies the requirements of the statute.

## **Lease termination rights of SM's dependents**

The SCRA provides that the term “dependent” includes the SM’s spouse, the SM’s children [as defined at 38 U.S.C. 101(4) ], and any person for whom the SM provided more than one half of the individual’s support for 180 days immediately preceding an application for the exercise of SCRA rights [50 U.S.C.3911(4)].

Dependent lease obligations are terminated only as to the lease terminated by the SM. The SCRA does not terminate lease obligations of dependents who execute a lease independent of the SM.

## **References**

50 USC App. 501 et seq., Servicemembers’ Civil Relief Act  
Veterans Benefits Improvement Act of 2004

Housing and Economic Recovery Act of 2008

Helping Heroes Keep their Homes Act of 2010

Veterans Disability Protection Act 2010

