

Housing Information

ON-BASE HOUSING

You can apply for base housing a month before your arrival at your new base. Simply take a copy of your PCS orders into the Housing Office where you are currently stationed, and they will give you the advance application to complete. Your effective date of application for housing at the new base will be the first day of the month prior to your arrival.

If you are arriving from an overseas remote tour where family members were not authorized, you must make application for on-base housing within 30 days of your arrival to receive credit back to the date you departed for your remote assignment. If you made advance application, contact the Housing Office of your new base to be sure they received your orders sending you on your short tour and that you have gotten proper credit.

If you or your spouse are pregnant, and the child will increase your bedroom entitlement, you may request placement on the waiting list for the entitlement which you will be authorized upon the child's birth. You must furnish housing with a statement confirming pregnancy. The number of bedrooms you are authorized in base housing may vary from one base to another, depending of the number and size of housing units available.

You may have to find temporary housing off-base. If you reach the top of the on-base housing waiting list before your lease or rental agreement expires, you will remain on the top of the list until such time as you can accept on-base housing without breaking your agreement. Because the waiting lists times change so often, and are different from base to base, call the Housing Office of your new base to find out what the current waiting times are. You will usually be given your choice of two or three units to live in, but if you turn all of them down, you will give up your place on the housing list.

There are certain rules and regulations you have to abide by when you live in on-base housing. These rules may include where you can park, what days you can water your lawn, the maximum length you can let your grass grow before cutting it, and noise restrictions. The Housing Office will give you a booklet of these regulations when you sign for on-base housing. Be sure you read through it, and ask questions if you have any. When you leave the base, you will have to be sure that your on-base housing passes a cleaning inspection. The standards for cleaning may vary somewhat from base to base, but generally you will be expected to do a very thorough cleaning job, including floors (wood, tiled, and carpeted), walls, and appliances. You can often pay someone to clean your house for you; if you opt to do this, however, it can be costly. Be sure to get a written guarantee from the paid cleaners that they will be there during the inspection, and that the house will pass the inspection. If there are any damages to the housing unit (for example, if the puppy chewed the door jambs), you will be expected to pay for repairs.

OFF-BASE HOUSING

Housing Offices maintain lists of apartments, house rentals, and homes that are for sale by owners. They may also have flyers of Realtor listings. The lists may be picked up anytime during normal office hours. It is not usually necessary to have your lease or rental agreement reviewed, but if you desire a review the base legal office can assist you.

For your protection you may want to try and negotiate a military clause into your lease, which states that the landlord will let you out of the lease if you receive PCS orders, or if you are offered on-base housing. Be sure and make a list of discrepancies when you move in and get it signed by the landlord. This may help you get your deposit back when you move. Contact the Housing Office if you have any questions about off-base housing.

PRIVATIZATION OF BASE HOUSING

Many bases are turning over control of the base housing to civilian contractors. When this happens, you will pay rent to live in on-base housing. You will be paid your Basic Allowance for Housing (BAH), and your rent will be the amount of your BAH *minus* 110% of the average utility cost (based on square footage of your housing unit). Base homes will be renovated to install appropriate insulation and utility meter(s), and you will pay for your own utilities out of the remainder of your BAH. If you are very energy-efficient, you may even have money left over from your BAH after you have paid rent and utilities! When housing privatization will go into effect varies base by base, so check with your base Housing Office.

Some Housing Offices have a web page on the base's home page. Air Force bases' home pages are usually in this format: www.basename.af.mil -- for example, www.hill.af.mil for Hill AFB, Utah. You may have to click on the Air Base Wing (ABW) link on a base's home page to find the Housing Office link. You can also get information about base housing from that base's SITES package, located at <http://www.afcrossroads.com/dodinstall/index.htm>.

Family Support Centers may also have information about housing availability, and many offer home buying, home financing, and home selling classes. Go to <http://www.afpc.randolph.af.mil/famops/FSCHOMEPAGES.htm> to find the web pages of Family Support Centers.

