

QUESTION: Now that housing has been privatized, why does the rental process on post still follow the previous military housing program (rank, # of family members, etc)? Why aren't Soldiers allowed to select their home? The idea of a private rental company leads one to believe that it works like any other private rental company, i.e.: homes have a set rental value (usually based on current area market values), renters are able to select where they want to live, and in what style home, from available housing inventory and can allocate their BAH and hard earned money to a home that fits their budget, family needs and their lifestyle.

ANSWER: Housing privatization was intended as a means to better manage and construct housing for military family needs based on criteria that would make housing available/affordable to all ranks and family structures. There is still an agreed-upon guideline to ensure that assets are apportioned where the need is greatest. Housing units are still allocated by specific rank groups and number of bedrooms. Within each group, as housing becomes available/vacant, soldiers are given a choice of available units. There are not always multiple numbers of units or styles available and this is reflected in the choices offered to each family. Unlike off-post private rentals, there is no rent value assigned to specific housing units, rather the rent is set by the BAH of the Soldier who elected to occupy the unit, therefore all soldiers in a rank category have an equal opportunity to occupy any style of housing available in their grade category. An E1 and an E6 can compete for the same type housing and only their individual choice determines where they eventually reside.

On the local economy, the E1 would not be able to afford to live in more desirable housing due to their lower income; this disparity is taken out of the equation on the installation.