

Privatized Housing FAQ

Q: Do I need a power of attorney to sign for housing if my Soldier is deployed?

A: Yes, you need a special power of attorney (SPOA) specifically providing for authorization to sign for housing, stop and start allotments, pay for damages and other specifics to housing assignment. This SPOA is available at the SJA office.

Q: Can I have someone stay with me in my housing while my Soldier is deployed?

A: yes, with prior approval from the privatized housing office.

Q: Will I have to pay for utilities?

A: Initially you will not pay for utilities. The privatized housing office will monitor utility usage over a period of time and set average usage limits for each housing unit. Once this is done, you may be charged for utilities over this average. However, if you conserve utilities and your usage is under this average, you will receive a monthly credit for the conserved amount.

Q: Do I have to pay a deposit or application fee?

A: Currently there is no deposit or application fee required, unlike off-post rentals, this service is free to military members and their families.

Q: How much is my rent?

A: Your rent will be the with-dependent BAH rate. Dual military will only pay one BAH at the with-dependent rate of the highest ranking member of the household.

Q: Do I have to sign a lease?

A: Yes, once housing is privatized, it is the same as renting off-post, you will have to sign a 12 month lease. If you do not have a lease, you will have to move out.

Q: Can I move out before the 12 month lease expires?

A: Only if you have PCS, ETS or Retirement orders or you lose your eligibility for family housing (i.e. divorce, ERD/AROD, etc..). You must provide a 30 day notice to the private management company once you receive your orders. You will need to contact the private housing management company for approval of an early move out.

Q: How do I pay my rent?

A: You will establish an allotment thru the Military Assistance Company (MAC) with the assistance of the private management company.

Q: Can I still request a report of survey for damages?

A: No, the housing will no longer belong to the Government, so you will pay for your damages to the private management company.

Q: What document protects my rights as a tenant?

A: There is a partnership agreement between the Army and the private management company stating how the property will be managed. You are also covered under the Alaska Landlord Tenant Act which can be reviewed at the HSO.

Q: Am I covered by insurance.

A: Yes, as part of your BAH, there is 20k in personal property coverage with a \$250.00 deductible and \$100k in Liability coverage. You will receive information on this insurance when you sign your lease. You may also purchase additional renters insurance from any company of your choosing.

Q: Are there any special housing programs for families of deployed Soldiers?

A: Yes, normally you will be responsible for yard care within your fenced yard or if you do not have a fence, you are responsible for yard care within 50 feet of your unit. Under privatization, the private management company may put in place some programs to assist you with the yard maintenance that you are responsible for. This program will be fully explained to you when you sign your lease with the private management company.

Q: Can the family retain the housing while the Soldier is deployed if they choose to return to the lower 48 at their own expense.

A: Yes in some cases, with the prior approval of the private management company. Rent must still be paid at the full amount each month.

Q: If I choose to move off post, will the Government move me.

A: No, moves at the request of the Soldier are at personal expense.

Q: If I choose to move off post rather than rent on-post, will there be someone to help me locate a rental.

A: Yes, there will still be a Housing Services Office (HSO) to assist with locating and renting housing off-post. The HSO will process TLA claims, prepare statements of non-availability, help set up allotments in MAC, manage the off-post rental site www.ahrn.com and assist Soldiers and families with any housing concerns.

Q: Can I still submit requests for exception to housing policy?

A: Since the Government will no longer own the housing, you cannot submit a request to the HSO. However, you can submit a request to the private management company who will make the decision to approve or disapprove the request.

Q: What happens if I leave Alaska without letting the private management company know or getting approval to retain my housing unit?

A: Once the private management company determines that you are gone for more than ten (10) days without notice/approval, they may make the determination that you have abandoned your housing. If this determination is made, they may start formal eviction procedures. If this happens, your HHG will be removed and stored for no more than thirty (30) days and the housing unit recaptured and re-occupied.

Q: Will I be authorized TLA when I clear housing?

A (1): Yes if you have the following orders, you are authorized a maximum of 3 days TLA:

- a. PCS orders.
- b. ETS/Chapter orders and you leave the local Command.
- c. Retirement orders and you leave the local Command.

A (2): No, if you move out of your own request, eviction, loss of entitlement or have AROD/ERD orders.