



U.S. ARMY

# UNITED STATES ARMY RECRUITING COMMAND

## ***CRUSH IT!!!!***



**Leased Government Housing**



**BE ALL YOU CAN BE.**

 U.S. ARMY



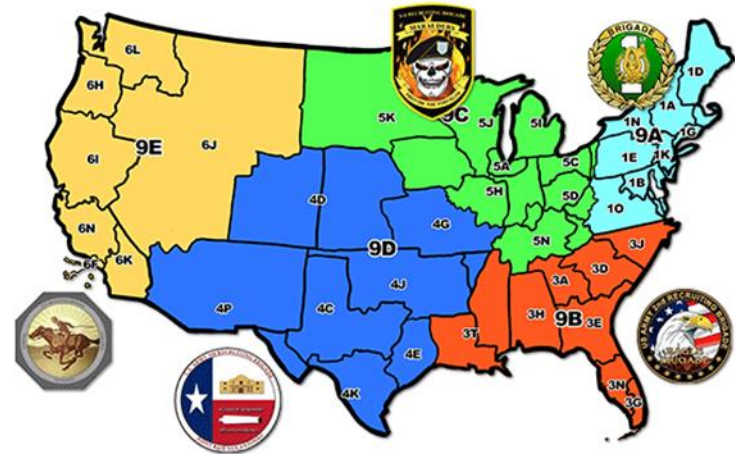
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# Agenda



- Purpose
  - Program Overview
    - Application Process
      - Site Selection Process
        - Inspections
          - Helpful Information
            - Questions





It is COMMAND DIRECTED that all students of ARC either apply or decline participation in the LGH program.

This is to be completed by the COB week 3.



LGH Program purpose is for USAREC personnel assigned to locations where BAH doesn't support the local housing cost & military housing is not available within 1 hour commute time.

LGH Program Purpose is to improve the quality of life, prevent incurring excessive out-of-pocket (OOP) expenses

United States Army Corps of Engineers (USACE) will try to procure leased housing on SM's behalf.

If qualified SM is required to forfeit BAH and USACE will be responsible to pay rent & utilities.

LGH Program is only available to SM assigned within CONUS.



## **Program is open to all SMs assigned to USAREC**

- Regardless of rank or marital status

## **The Program is not an entitlement**

## **SMs must have 12 months remaining in USAREC at lease sign date.**

## **SMs assigned within 1 hour commute/50 mile radius of military installation with housing:**

- Must apply Military housing and can request ETP if the wait list is over 90 days
- Provide statement of non-availability from Military housing office
  - \* The SM has been placed on the wait list
  - \* The position number
  - \* The estimated wait time



### Pets policy:

- Up to 2 pets, but pets are not a factor when performing market analysis
- No pet deposit is required
- Pets cannot be added / replaced without written authorization from USACE
- SM is financially liable for any damages caused by pets

### Lease agreement is between USACE and Owner

- No security deposit required
- All basic utilities are covered (Electric, gas, oil, water, sewer)
- SM is financially responsible for phone and internet

### Electric vehicles:

- SM are authorized to charge their EV's using only level 1 means (standard 120v outlet)
- The costs to do so will be paid through the utilities



## Program Overview



### **Submit 60 days prior to move-in date**

- USAREC LGH Office will provide a decision in 3-5 business days on approval.
- USACE will provide a final approval decision in 7-10 business days.
- USACE goal is to find a dwelling within 34 days upon final approval.

### **If the SM final approved to participate in the program:**

- SM has a 1-year mandatory obligation to occupy the property
- SM can request to terminate lease and move out with/without orders, no questions asked after 1<sup>st</sup> year.
- SM can request to withdraw their application, if a property hasn't been selected

**SMs and active duty military couples enrolled in the LGH Program are responsible to forfeit BAH once lease is signed. (If both live in same MHA)**

### **To STOP BAH once moved in complete and turn in to S1:**

- Complete DA Form 5960
- Copy of Move in-inspection
- USAREC will do STOP BAH memo once inspection is received



Bedroom authorizations are based on age/gender of the dependents  
 - dependents must reside with SM at least 180 days per year

SM and Spouse Children same gender (9 years and under) Children opposite gender (5 years and under)	Share Bedroom
Newborn	Share/Own
Children 10 or older Dependent Parents Dependent 18-22 years old (enrolled in college)	Own Bedroom
Dependent 23 years and older *	Not Authorized

Note: 3 years will be added to the child's age when determining the number of authorized bedrooms.

\* Please contact the USAREC LGHP office for additional information





## Dwelling Standards:

- All dwelling will be DECENT, SAFE, SANITARY
- Located in LOW crime neighborhoods
- School ratings are not a factor
- Cannot be in a golf community or in proximity to water features or bodies of water (Lake, river, pond, beach, spa, jacuzzi, swimming pool, etc.)
- Community gated swimming pools are acceptable

### Apartment / Condo



### Duplex



### Trailer / Manufactured Homes



### Townhouse



### Single Family



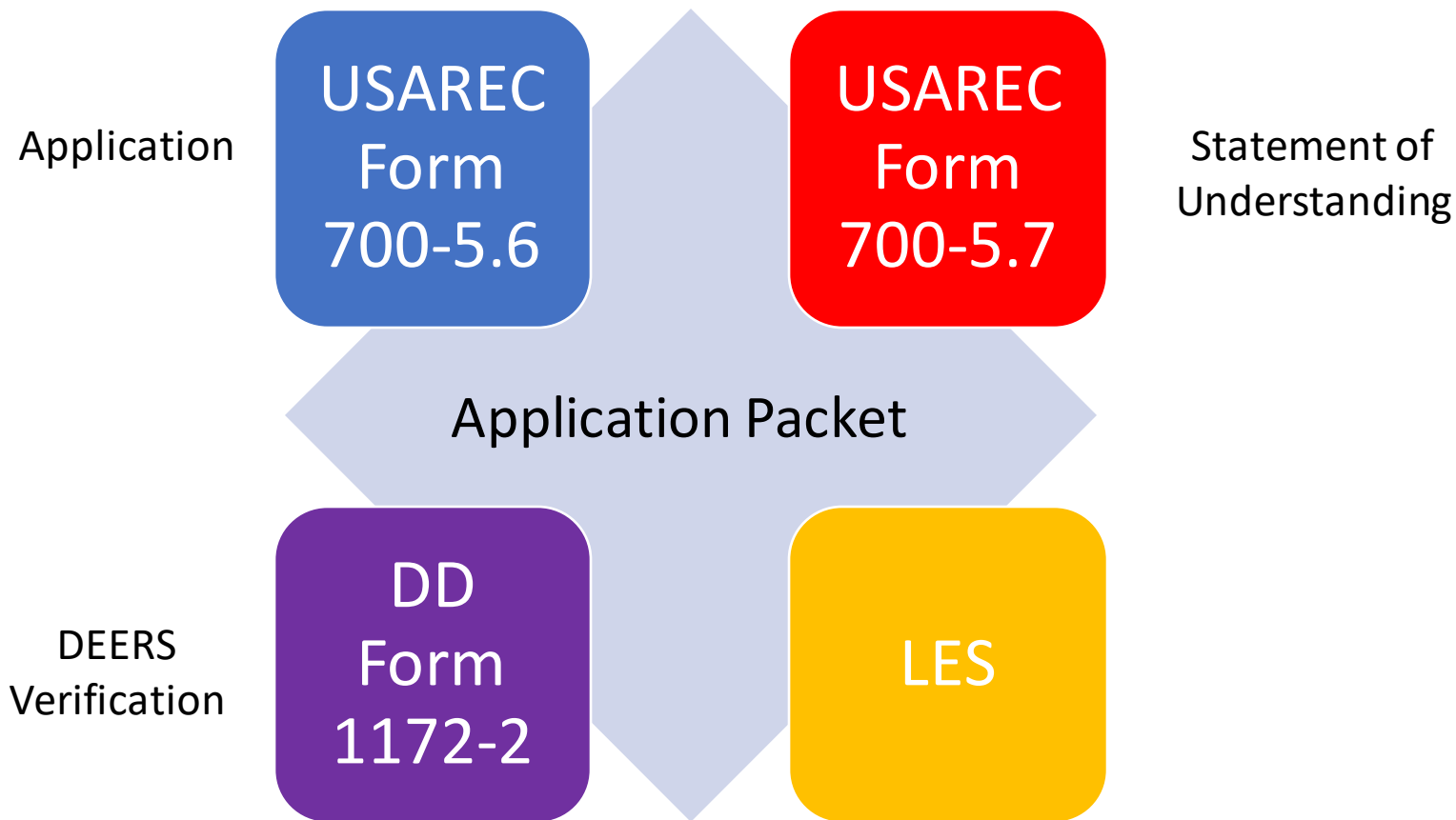
### Acceptable Dwellings

### Non-acceptable Dwellings



E-mail application packet to:

[usarmy.knox.usarec.list.hq-g4-housing-office@mail.mil](mailto:usarmy.knox.usarec.list.hq-g4-housing-office@mail.mil)





All dwellings are found using the following sources:

- Internet (Zillow, Trulia, etc.)
- Real Estate Agents
- POCs (Landlords, investors, etc.)
- Recruiting Station

Up to  
\$32,205

**No questions asked**

\$32,206  
\$36,856

**High Cost Lease Waiver Required**

(Avg. 14 days)

\$36,857  
\$47,707

**Extremely High-Cost Lease/Waiver Required**

(Avg. 30 days)

Over  
\$47,708

**Congress Waiver required**

(Avg. 2.5 to 3 years)

Factors considered when searching for dwellings:

- ID low crime areas
- Number of bedrooms needed
- EFMP requirements
- Distance to recruiting station\*
- Congressional caps

\* Within 20 miles from RS or up to 50 miles not to exceed a 1-hour commute



**Disqualified**  
SM is notified within 2 – 5 working days  
Provide a list of affordable properties found

**Qualified**  
SM is notified within 2 – 5 working days  
Submit SM's application to USACE

**Important Notes:**  
SM may withdraw application\*  
SM is only committed for 1 year. \*

\*Contact LGHP Officer for more details



Sponsor participation is strongly encouraged

- Help identify low crime areas
- Assess the dwelling (Virtual tour with SM)
- SM is ultimately responsible to assess and accept the dwelling



If SM **declines 3 dwellings** without a justifiable reason, their application will be withdrawn

-Example of non-justifiable reasons:

- \*No fence
- \*Garage
- \*Small room (i.e. Dining room too small)

-Example of justifiable reasons:

- \*Property conditions
- \*Proximity to drugs, gang, crime activities or sex offenders

**Pre-inspection:**

-Confirm the condition of the property & identify any issues that need addressed before the move-in date

**Move-in inspection:**

- SM and GOV representative must attend
- SM is encourage to test everything (Functional inspection)
- Pictures and videos ( Strongly recommended)
- Submit copy of the inspection to USACE and BN representative

**Annual inspection:**

- Conducted 60-90 days before every anniversary
- SM and GOV representative must attend
- Use to identify any misconduct, misuse or illegal use of quarters
- This is an internal inspection owner is not invited

**Exit inspection:**

- Conducted on the last day (Dwelling must be clean and empty)
- SM and GOV representative must attend
- Pictures and videos ( Strongly recommended)
- Submit copy of the inspection to USACE and BN representative
- USAREC will prepare BAH start memo once inspection received.



For expectation management:

Any housing waivers i.e. living near military housing, or finding a home that is above the Congressional Cap can delay the process by an additional 3 weeks.

For SMs that are not qualified, be prepared to pay the up-front costs i.e. security deposit, 1-3 months rent and pet deposit.

SM can send listings to assigned Realty Specialist working the housing action.

It can be difficult to find Lessors who are willing to take a government lease.

If the Realty Specialist is not communicating well contact USAREC LGH Office we can intervene.



**As soon as keys are in hand be prepared to STOP your BAH.**

Reminder, the lease is between USACE and Lessor. You will not be provided a copy of lease. **Work orders should only be communicated to your USACE POC, not the lessor.**

USAREC LGH Office can provide memorandums to assist your family with address verification and BAH Start or Stop memos.

### LGH EMAIL & PROGRAM POC'S

#### LEASED GOVERNMENT HOUSING EMAIL ADDRESS

[usarmy.knox.usarec.list.hq-g4-housing-office@mail.mil](mailto:usarmy.knox.usarec.list.hq-g4-housing-office@mail.mil)

#### LGH Office POCs:

**Primary** Mrs. Jennifer Bowman - 502-626-0997

**Alternate** Ms. Valerie Holtschneider - 502-626-0290

**Alternate** Ms. Lynn Jones - 502-626-1848

#### Supervisor:

Ms. Desiree Payne - 502-626-1719





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