



UNITED STATES ARMY RECRUITING COMMAND



THE TIME FOR **LEADERSHIP** IS NOW
PASSION
KNOWLEDGE
RESILIENCE
COURAGE

USAREC LEASED
GOVERNMENT HOUSING
PROGRAM

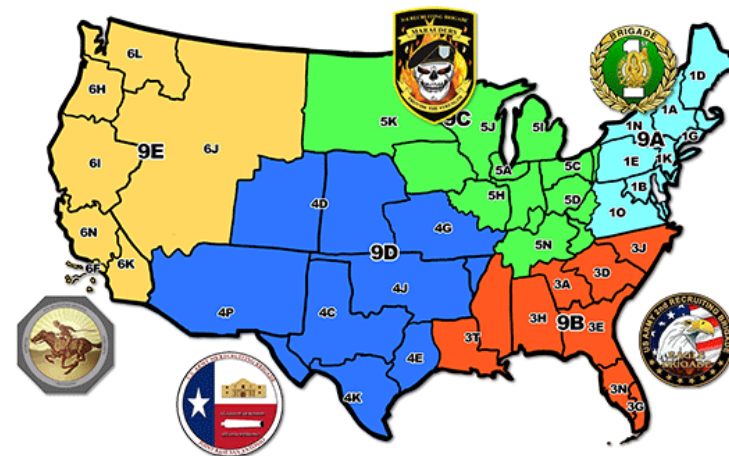
THIS IS OUR TIME



THIS IS OUR ARMY

Agenda

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





Purpose

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 Overview

Program is open to all SMs assigned to USAREC

- Regardless of rank, marital status or job

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





Program Overview

Pets policy:

- Up to 2 pets, but pets are **not** a factor when determining the SM's qualification
- 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

* Please see USAREC Reg. 700-5 (Chapter 5).





Program Overview

Submit 45-60 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 33 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 1st 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.

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

- Complete DA Form 5960
- Copy of Move in-inspection
- USAREC can do a STOP BAH memo if S1 requires it





Program Overview

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

| | |
|--|-------------------|
| <ul style="list-style-type: none"> ▪ SM and Spouse ▪ Children same gender (9 years and under) ▪ Children opposite gender (5 years and under) | Share Bedroom |
| <ul style="list-style-type: none"> ▪ Newborn | Share / Own |
| <ul style="list-style-type: none"> ▪ Children 10 or older ▪ Dependent Parents ▪ Dependent 18-22 years old (enrolled in college) | Own Bedroom |
| <ul style="list-style-type: none"> ▪ 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





Program Overview

| US ARMY | | |
|---|---------------|---------------|
| LGHP SQFT STANDARDS & BEDROOM AUTHORIZATION | | |
| Rank and Number of Bedrooms | Minimum (GSF) | Maximum (GSF) |
| O7 and above - 4BR | 2600 | 4060 |
| O-6 - 4BR | 2110 | 2920 |
| O4-O5 - 4BR | 1920 | 2700 |
| O4-O5 - 3BR | 1740 | 2300 |
| E9 & W4/5 - 4BR | 1920 | 2700 |
| E9 & W4/5 - 3BR | 1740 | 2300 |
| E7/8 - W1/3 - O1/3 - 5BR | 1920 | 3090 |
| E7/8 - W1/3 - O1/3 - 4BR | 1800 | 2500 |
| E7/8 - W1/3 - O1/3 - 3BR | 1670 | 2050 |
| E1-E6 - 5BR | 1920 | 2670 |
| E1-E6 - 4BR | 1670 | 2220 |
| E1-E6 - 3BR | 1490 | 1760 |

IAW UFC 4-711-01 (Aug 2018)

LGHP: Leased Government Housing Program

BR: Bedroom

GSF: Gross Square Footage



U.S. ARMY



Program Overview

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

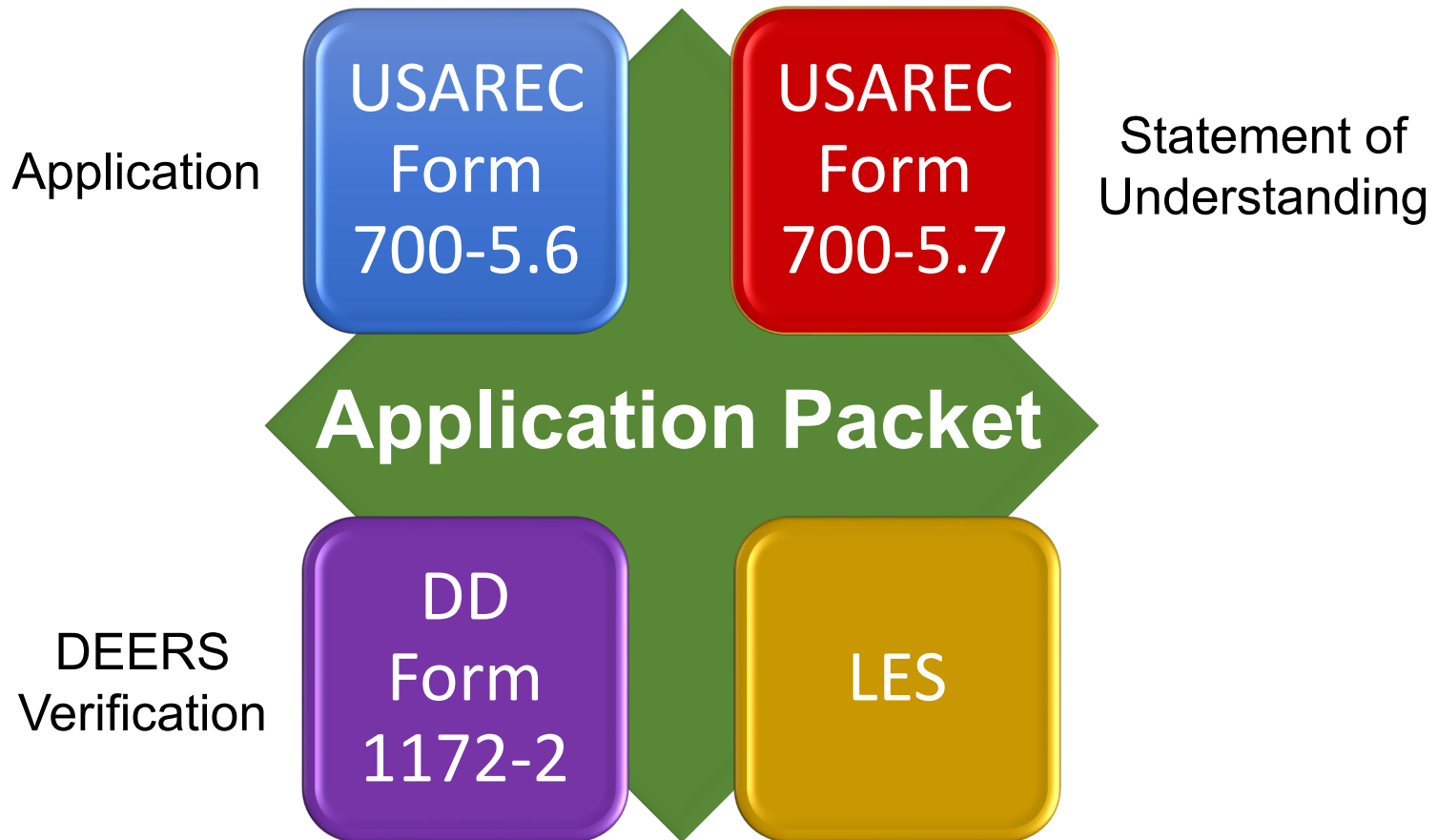




Application Process

E-mail application packet to:

usarmy.knox.usarec.list.hq-g4-housing-office@mail.mil





Application Process (Market Analysis)

All dwellings are found using the following sources:

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

Factors considered when searching for dwellings:

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

Congressional Caps

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)

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





Application Process (Market Analysis)

BAH

\$2,000



OOP (5%)

\$100



Est. Utilities

\$400



Net BAH

\$1,700

QUALIFIED

**Average Rent
More than
Net BAH**



Net BAH

\$1,700

DISQUALIFIED

**Average Rent
Less than
Net BAH**





Application Process (Approval / Disapproval)



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 the USACE

Important Notes:

- SM may withdraw application.*
- SM is only committed for 1 year. *

* Contact LGHP Officer for more details.





Application Process (Approval / Disapproval)



USACE

- Coordinates all appointments
- Responsible for all legal paperwork
- Primary POC for all work orders *



USAREC LGHP

- Liaison for all SMs enrolled in the LGHP
- Provides House-hunting counseling
- Provides nearest military housing information

* 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





Inspections

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
- 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





Helpful Information

Renters' insurance is strongly recommended

When requesting assistance from USACE always CC the USAREC LGH OFFICE EMAIL usarmy.knox.usarec.list.hq-g4-housing-office@mail.mil

Ensure to have a USACE POC to report any emergency work orders

If applicable, request copy of the Homeowners Associations rules and policies, familiarize yourself and your family with all the rules and always abide by them





Helpful Information

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 pre-qualified, be prepared to pay the up-front costs i.e. security deposit and first 1-3 months rent.

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.





Helpful Information

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.

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



Helpful Information



Frequently Used Sites

Crime stats / Sex Offenders / School ratings:

- Always consult with assigned sponsor.
- <https://www.spotcrime.com> (Crime)
- <https://www.nsopw.gov/> (Sex Offenders)
- <https://www.greatschools.org/> (School Ratings)

LGH EMAIL ADDRESS & Program POC's

LEASED GOVERNMENT HOUSING EMAIL ADDRESS

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

Supervisor:

Ms. Desiree Payne - 502-626-1719



U.S. ARMY



Questions



Join the Team that makes a difference

