

FACT SHEET

DPW
MRS. WRAY (7-4048)
11 May 2011

IMWE-HOD-PWH

SUBJECT: Deployment Policies for On- and Off-Post Housing Fact Sheet

PURPOSE: To provide information for deploying Soldiers and their Family members.

FACTS:

1. On Post Housing.

a. Family members of deployed Soldiers will not be required to vacate on-post quarters.

b. Single parents and dual military may retain quarters, but must appoint a guardian in writing to maintain those quarters. All requests to have a guardian reside in quarters must be submitted to the Housing Office, in writing, for approval. Occupancy will only be authorized to either a legal guardian (must have court order) or a member of the Soldier's Family Care Plan submitted thru the Commander.

c. Spouse support and visitation by family members during deployment:

(1) Residents whose spouses are deployed and are requesting that a Family member be allowed to live with them during deployment, will be required to obtain approval from their Community Manager. An Exception to Policy is not required in these instances. Approval of any request may be affected by community standards violations on record, or misbehavior of the Soldier or a Family member brought to the attention of the housing office.

(2) If a deployment is not involved, and a resident is requesting someone other than an immediate family member be allowed to live with them, a request for exception to policy is required IAW the FH Regulation 210-48.

d. Quarters upkeep: Family members electing to leave the Fort Hood area will remain responsible for the upkeep of their assigned quarters. The Housing Office must be notified, in writing, of the name of the person who will take care of the quarters. Family members must also provide a forwarding address for emergency notification (form available at Housing Office). Basic Allowance for Housing (BAH) will continue to be paid to Fort Hood Family Housing (FHFH), in the form of an allotment, to cover rent during the absence of the sponsor. On-post quarters left vacant in excess of 6 months by Family members, without requesting prior approval from the Housing Office, will be considered abandoned. Failure to maintain grounds will result in FHFH charges to resident for lawn care. Payment must be made upon return.

2. Terminating On Post Housing.

a. Family members voluntarily terminating quarters during the Soldier's deployment will not be given priority housing upon the sponsor's return to Fort Hood. Soldiers may re-apply for on-post housing; however, the eligibility date for placement on the waiting

list will be the date of the sponsor's re-application. Exception to this policy will be reviewed on a case-by-case basis.

b. Families electing to vacate quarters during a sponsor's deployment are not authorized storage or shipment of household goods at Government expense. When quarters are abandoned, sponsor's Rear Detachment will be responsible to inventory and store household goods and return housing unit to FHFH. Rent payment (BAH Allotment) continues until keys are returned to FHFH.

c. Single parents and dual-military (both deploying) whose legal guardian/childcare provider cannot come to Fort Hood during a deployment, may elect to vacate their housing at no cost to the Government and return keys to FHFH. The BAH allotment will stop once keys are given to FHFH. Upon return, Soldier may request priority reinstatement on the waiting list for the first available house. Housing personnel will verify each case, individually, based on proper documentation.

3. Deceased Military Personnel.

a. Family members of deceased military personnel can reside in privatized housing and are authorized to remain in on-post quarters, without charge, for a period not to exceed 90 days.

b. Family members of sponsors declared missing in action or prisoners of war may continue to occupy on-post quarters until the status of the service member is changed.

4. Wait List for On Post Housing.

a. Soldiers in deployment status may submit an Exception to Policy through their company commander for priority housing if they are on the wait list and within 60 days of being called for quarters. Eligibility dates will be verified by Housing prior to committing any quarters. Soldiers/Spouses are responsible to obtain a release form from the landlord. This policy remains in effect even if Soldier departs the installation prior to being housed. In this case, the spouse can sign for housing when notified. Spouse will be required to be in possession of a special power of attorney (POA) for the purpose of signing the housing agreement. The POA can be obtained from Division Staff Judge Advocate offices (SJA). Other reasons for priority housing may be due to medical conditions, financial, no-fault evictions (due to no fault of the Soldiers,) adjustment to wait-list or compassionate reasons. Each request will be reviewed on a case-by-case basis and coordinated with the Soldier's chain of command.

b. Family members of the deployed sponsor may sign for on-post quarters with the special POA when notified by housing, or request to be placed on administrative hold until the sponsor returns.

5. Off-Post Housing.

a. Section 305, of the SCRA, provides service members the absolute right to terminate a residential lease whenever they receive orders for a Permanent Change of Station (PCS) or a deployment of 90 days or more, and property managers must comply

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with the procedural requirements of the statute. In this regard, it should be noted that the right conferred in section 305 of the SCRA applies to “lease[s] of premises occupied, or intended to be occupied by a service member or a service member’s dependents for a residential, professional, business, agricultural, or similar purpose” (subsection 305(b) (1)) that are executed by the service member in a joint or individual capacity. When a service member exercises his or her option to terminate the lease under Section 305, that action terminates the entire lease. A 30 day notice of intent to vacate the premises is required.

b. Families electing to vacate their off-post rental unit are not authorized storage or shipment of household goods at Government expense.

c. Landlord’s permission is required to have visitors stay in the rental unit beyond the authorized time limitation as stated in the lease during sponsor’s deployment.

d. Spouses of deployed Soldiers may obtain Deposit Waivers with a General POA and Deployment Order verification from Fort Hood Housing Office in Building 18010.

6. Visit our website at www.hood.army.mil/dpw for more information on housing services and policies.

AUTHENTICATION: (original signed)
Susan Burrow

DATE: 11 May 2011