



# Privatized Housing Facts for Airmen Know Your Housing Choices



## Background

Privatized Housing is one of the various choices you have when it comes to family housing at your installation. When suitable homes are not available in the community, the Air Force creates business agreements in your area to provide additional quality homes for you and your family. Since every location is unique, guidelines and features of privatized communities may vary from installation to installation. Here are the facts.

## What is Privatized Housing?

Privatized Housing is a government-business agreement with major housing/community development/management corporations to provide additional quality homes for military families.

- Privatization saves taxpayers money since the homes are built and owned by private businesses
- Projects typically involve replacement or renovation of old Military Family Housing (MFH) units in a fraction of the time it would take with traditional methods

## How is Privatized Housing different from Military Family Housing (MFH)?

Privatized Housing looks more like community rental housing than on-base MFH housing. Even so, Privatized Housing retains the sense of military community you'd find in a traditional government housing area.

- These are not government-owned homes—a private owner controls the property and provides management and maintenance services
- You sign a rental agreement (lease) and pay rent by allotment; you also pay for your own utilities
- As with any housing you choose; your local government housing office is there to assist you

## Is living in Privatized Housing mandatory?

No. However, if your Commander designates you as "Mission or Key and Essential," you may be required to live on base, whether housing is privatized or not.

## Who can live in a Privatized Housing community?

Active duty military families are the preferred tenants.

- The Air Force's agreement with the Property Owner ensures military families have top priority. In fact, measures are in place to ensure these properties remain military communities as much as possible.
- Because living in Privatized Housing is not mandatory, the Project Owner has the opportunity to fill vacancies when military families are not present

- Non-military tenants can only lease homes for one year at a time in order to provide incoming military families top priority for vacant homes

## Do tenants have a voice? Who's in charge?

As with any rental community or Homeowner's Association (HOA), your primary contact is the on-site property manager.

- Your government housing office is **your advocate** and is in constant contact with the Project Owner to ensure your needs are met
- Your Installation Commander is involved and ensures that mission and quality of life at the installation are guaranteed

## What amenities are available?

Since each location is unique, amenities and features of each community vary. Typical features may include:

- Modern floor plans; pre-wired for phone, cable, and internet
- Covered patios and fenced yards
- Garages with door openers
- Modern appliances and larger laundry rooms
- Community clubhouses and pools
- Parks, playgrounds, jogging/walking trails
- Lawn care service

## How does Privatized Housing work?

Depending on your location, different communities may have different procedures. Here are some tips:

### **You will be signing a rental lease agreement.**

Your agreement will probably be for a one-year term; it includes a military clause and a lease termination clause.

- To start the process, you can contact the government housing office or the property management office directly
- There may be a waiting list for these homes
- As with any home, ask to view the available units and neighborhood before signing a lease!

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## **You will pay rent.**

Rent is generally paid just as you would in the local community, with some unique twists:

- Your rent is based on the Basic Allowance for Housing (BAH) for your rank minus 110% of the average cost of gas and electric utilities for the type of unit you occupy
- Usually, you pay for rent by allotment on the first of the month and your first month's rent is pro-rated if you move in after the first of the month
- Rental payment includes water, trash, and sewage
- The remaining portion of your BAH may be used to pay for gas and electric

## **You will pay for gas and electric utilities.**

You may pay differently depending on whether your house is metered or not.

- If the homes are metered, you are billed directly for gas and electric
- If the homes are not metered, your rent will include these utility costs, up to your full BAH amount
- Depending on your location, you may be billed by your utility company or by the community itself

## **You'll need personal property insurance.**

You can choose the personal property insurance and liability insurance that best fits your needs.

- Depending on your location, the Property Owner may offer minimal renter's insurance to tenants (cost is included in your rent)
- As with other rental communities or HOAs, the community pays for their own corporate liability and other insurance items

## **You'll be reimbursed for moves in accordance with government regulations.**

Moves work exactly as they would if you lived at a location without privatized homes.

- Government pays for your first move and also if relocation is required due to construction or renovation of your unit
- Property Owner may also pay for any moves they feel are necessary in order to improve the condition of the homes

- As a tenant, you are responsible for any other personal moves of your choice
- Partial Dislocation Allowance (PDLA) is NOT paid for moves to/from Privatized Housing, per federal law
- Telephone/cable reimbursement is allowed for government-directed moves when PDLA is not paid
- Temporary Living Allowance (TLA) is not authorized
- Contact your housing office for more specific information

## **You'll be responsible for normal home care.**

- The Property Owner provides traditional maintenance and repairs for the homes and all common areas
- Whether you or the landlord maintains your lawn depends on the agreements at your location; verify your responsibilities with the management company prior to signing a lease

## **Privatized Homes are a good value!**

Living in a privatized community offers you the benefits of living in a military community while, at the same time, providing you with better quality homes.

**Contact your government housing office  
or property manager to get started!**

**For more information on  
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