

Arrival Information:

- **Airport:** Columbia Metropolitan Airport (CAE) – if you arrive in the area by plane, you will land at the Columbia Metropolitan Airport, built in 1965 and continuously being upgraded. The airport is located approximately 17 miles from Fort Jackson. Transportation to and from the airport include commercial buses, limousines, taxis, and rental cars. An average taxi ride to Fort Jackson costs approximately \$32. The airport’s military assistance desk, located in the airport atrium, can provide more information on ground transportation Monday - Friday, 5 p.m. to 1 a.m. The USO is also available for Soldiers, their family members, and DoD Civilians. This 900 square-foot center is open daily, 8 a.m. to 9 p.m. Computer stations, Wi-Fi access, video gaming systems, large screen TV’s, reading material, snacks and more are offered at no cost.
- **Driving Directions to Fort Jackson Main Gate 2:**
 - From Columbia Metropolitan Airport:** Take Highway I-26 East to I-77 North exit 116 towards Charlotte. Take the Forest Drive/Fort Jackson exit 12. Make a right onto Forest Drive, which becomes Strom Thurmond Blvd. Gate access is required.
 - From Spartanburg, SC (I-26):** Take I-20 East towards Florence, proceed to I-77 South. Once on I-77 South, proceed to Forest Drive/Fort Jackson exit 12. Make a left onto Forest Drive, which becomes Strom Thurmond Blvd. Gate access is required.
 - From Florence, SC (I-20):** Take I-77 South towards Charleston. Once on I-77 South, proceed to Forest Drive/Fort Jackson exit 12. Make a left onto Forest Drive, which becomes Strom Thurmond Blvd. Gate access is required.
 - From Charlotte, NC (I-77):** Proceed on I-77 South towards Charleston. Take the Forest Drive/Fort Jackson exit 12. Make a left onto Forest Drive, which becomes Strom Thurmond Blvd. Gate access is required.
 - From Charleston, SC (I-26):** Take I-77 North towards Charlotte exit 116. Take the Forest Drive/Fort Jackson exit 12. Make a right onto Forest Drive, which becomes Strom Thurmond Blvd. Gate Access is required.



Lodging/Hotel information:

- **The Fort Jackson Inn** (Welcome Center) provides all guest services including central reservation, registration, cashiering and checkout. The staff is dedicated to serving service members and our community. The Fort Jackson Inn is open 24 hours and has 209 rooms including suites and mini-suites. It is located in Building 7550 at the intersection of Marion and Benning Road. Active duty, Reservists, DoD Official Travelers, Retirees and Military Family Members are authorized to reside here temporarily. For reservations, room availability, and all other guest services call 1(800) 276-6984 or (803) 782-9802 or email Jackson_Lodging_Reservations@conus.army.mil. Visit the Fort Jackson Inn website at www.fortjacksonmwr.com/lodging. For an off post hotel convenient to Fort Jackson, please call Victory Travel at 1(800) 221-3503. Victory Travel is open Monday - Friday 08:00 am to 5:00 pm.
- **Permissive TDY:** If you have approved Permissive Temporary Duty (PTDY) from your losing unit, you must bring your DA31 and a copy of your orders to the Housing Services Office (HSO) at 4514 Stuart Ave on the day that your PTDY begins (or next duty day after a holiday or weekend). Failure to do so may result in the time being charged as ordinary leave. Once your leave form is reviewed and validated by the HSO, you will be authorized to use those 10 days of non-chargeable leave to conduct your housing search. If you do not have approval from your losing unit to take PTDY, it can be requested from your gaining unit and approved/disapproved at the Command discretion. The HSO can be reached at 803-751-7566/5788/9323. **If you sign a lease prior to having your PTDY validated, you will forfeit your PTDY entitlement.**

In-Processing:

- All in-coming permanent party personnel are required to in-process at the Housing Services Office (HSO) before seeking off-post housing. Be sure to bring a copy of official orders, DA31 and EFMP status (if applicable). The HSO is open Monday – Friday from 0730-1700. Those who would like to reside on-post will be referred to the Balfour Beatty Communities Office, located at 520 Brown Avenue. They can be reached at 803-738-8275. Once in-processing paperwork is received, in-processing the Installation typically takes no more than 5 business days.
- **One-Stop Center:** The Welcome Center (Fort Jackson Inn) is open 24 hours daily. It is located in Building 7550 at the intersection of Marion and Benning Road. Guest Services can be reached at 1(800) 276-6984 or (803) 782-9802 or email Jackson_Lodging_Reservations@conus.army.mil.
- **Newcomer's Orientation:** The Post Newcomer's Orientation is held the first Wednesday of every month at the Post Conference Room on Jackson Blvd – Bldg 4376, at the corner of Jackson and Gregg (near Post Headquarters). Starting time is 0900 hrs with doors open at 0830 hrs. The Orientation usually lasts no more than 2 hours and Soldiers are encouraged to invite their spouses. Normally, a representative of the Command Group will open the Orientation with a personal welcome to Soldiers and their families, followed by additional information and speakers. Soldiers should check with their Unit on the question of mandatory attendance. Child care is provided at no charge. Reservations must be made at least 48 hours ahead of time by phone at 803-751-1972. For further information on the Orientation, please call ACS at 751-5256.
- Visit www.jackson.army.mil/!2009_pages/documents/post_guide.pdf for more details regarding arrival/in-processing procedures.

Housing Overview:

- **Privatized Housing:** Under the RCI Program, Fort Jackson is partnering with Balfour Beatty Communities for the purpose of improving the military Family Housing community and privatizing Family Housing. Balfour Beatty Communities is responsible for development, construction, maintenance and management of Family Housing at Fort Jackson. Effective August 1, 2008, Family Housing was transferred to Balfour Beatty Communities, which is now responsible for managing on-post housing, constructing new homes, renovating existing homes and demolishing inadequate homes. Balfour Beatty Communities is also responsible for all landscaping within the on-post housing areas (with a few exceptions). Also, for the Families living on-post, Balfour Beatty Communities LifeWorks program hosts weekly events, free of charge. The Balfour Beatty Community Center is located at 520 Brown Avenue and can be reached at 803-738-8275. For more information, visit www.ftjacksonfamilyhousing.com. For a list of frequently dialed on-post numbers, visit www.jackson.army.mil/sites/info/docs/281.
- **Eligibility:** In order to apply for family housing at Fort Jackson, prospective residents must submit an application and be a Service Member, Retiree or DoD Civilian with the proper identification. Applications can be obtained from the Balfour Beatty Communities website at www.ftjacksonfamilyhousing.com and faxed to 803-738-8375. If you do not have an AKO, please contact our office at 803-738-8275 or visit us at 520 Brown Avenue. In addition to the application, you will need to provide a copy of your orders, DEERS Form 1172 (Authorized Dependents), Military ID (including ID's for authorized dependents who will reside in housing with you), current LES, and a copy of your marriage license (if married less than 1 yr). If you are currently living in housing on another installation, a copy of your housing clearance paperwork is also needed. If Fort Jackson is your first permanent duty station, please include a copy of your orders from Basic Training and AIT so that you may be given the correct eligibility date. You will be placed on the waitlist according to your report date on your orders. Any additional paperwork will be requested as needed.

Economy/Private Rental Housing:

- Rental rates and utility costs for apartments and other housing vary greatly based upon a number of different factors. Visit the Housing Services Office (HSO) for off-post housing assistance at 4514 Stuart Ave or call 803-751-7566/5788/9323. For rental property information in the community, visit www.AHRN.com, check area publications or contact a local Property Manager or Realtor. The HSO provides welcome packets upon request that contain maps, apartment rental guides, phone directories, information about area schools and neighborhoods, frequently called phone numbers, guides about Columbia and S.C., tenant rights in accordance with S.C. state law and more. Keep in mind that if you have approved Permissive Temporary Duty (PTDY) from your losing unit, you must bring your DA Form 31 and a copy of your orders to the HSO on the day that your PTDY begins (or next duty day after a holiday or weekend). Failure to do so may result in the time being charged as ordinary leave. For more housing information, visit www.jackson.army.mil/sites/info/pages/389. For the current BAH rates for Fort Jackson, visit <http://www.defensetravel.dod.mil/site/bahCalc.cfm>.

Unaccompanied Housing:

- **Single Soldier Housing (SSH):** All single permanent party E-1s through E-5s entitled to BAH at the without dependent's rate are required to live in the CPL Freddie Stowers Single Soldiers Complex unless granted advance approval by the Garrison Commander (GC). A request for approval must be prepared on a DA Form 4187 (Personnel Action Form) with accompanying DA 4187-1-R and processed through the Soldier's entire chain of command. Once signed by the Soldier's Chain of Command, the request must be submitted to the Housing Chief for processing at 4514 Stuart Ave. The GC is the only person who may authorize single Soldiers to live off post and receive BAH. The approval/ disapproval from the GC will be returned through the chain of command. Pets and/or household goods are not considered justifications to reside off-post. At the Complex, there are eight barracks buildings, all of which are designed in the one-plus-one style, and can house NCO's and Junior Enlisted Soldiers. This means that two Junior Enlisted Soldiers of the same gender each have a private bedroom but share a connecting kitchenette and bathroom. NCOs are given the entire suite, with one of the bedrooms set up as a living room. All suites are furnished with a single bed, bedside table, lamp, chair, an entertainment center, 10.3 cu. ft. refrigerator and microwave. The rooms are pre-wired for cable and telephone, and services can be purchased from the local service providers. The community centers are equipped with a full-size kitchen, a television room with large screen TV, a game room with pool tables and a laundry room with washers and dryers. There are basketball courts in the common areas, as well as outdoor grills in the patio areas. Storage spaces are located in the basement of the community centers for small items, and non-temporary storage of excess household goods is available through the Transportation Division. For more housing information, visit www.jackson.army.mil/sites/info/pages/389.
- **Unaccompanied Personnel Housing BEQ/BOQ (E6 and above):** BEQ/BOQ is not available on Fort Jackson.

Furniture Support:

- **On-Post Family Housing:** While all homes are unfurnished, they do come equipped with central heating and air conditioning, refrigerators, range ovens, and dishwashers (in select homes). The community center is equipped with a full-size kitchen, a television room with large screen TV and Wii console, internet café, Lifeworks fitness center, and boundless playground that accommodates individuals with special needs. There are also basketball and tennis courts in the common areas, as well as outdoor grills in the patio areas.
- **Single Soldier Housing:** At the CPL Freddie Stowers Single Soldiers Complex, NCOs are given the entire suite, with one of the bedrooms set up as a living room. All suites are furnished with a single bed, bedside table, lamp, chair, an entertainment center, small refrigerator and microwave. All E1-E4's have a private bedroom and share a connecting kitchenette and bathroom with another same gender resident. The community centers are equipped with a full-size kitchen, a television room with large screen TV, a game room with pool tables and a laundry room with washers and dryers. There are basketball courts in the common areas, as well as outdoor grills in the patio areas.

Pet Information:

- **The following breeds are not permitted in on-post family housing:** Akita, Chow, Doberman, Pit Bull, Rottweiler, American Staffordshire Terriers, English Staffordshire Bull Terriers, wolf hybrids or any other breed with dominant traits geared toward aggression. For full details regarding the on-post housing pet policy, view the Resident Guide at www.ftjacksonfamilyhousing.com. Horses are housed in the stables on Knight Road and have certain vaccine and testing requirements. For Residents at the Single Soldiers Complex, fish are the only pets allowed. Aquariums should be limited to no more than a 35 gallon tank per person in double occupancy rooms and up to three aquariums in a single room. The resident further understands that any damage caused to the unit by pets is their responsibility. Exotic pets, such as snakes, alligators, wild cats, skunks, monkeys, and so forth are strictly PROHIBITED. No farm animals, wild animals, or wild fowl are permitted. The cleaning of deer or any animals is prohibited in the complex area.
- **Veterinarian office:** For appointments and/or information, contact the Fort Jackson Veterinary Treatment Facility at Building D2445, Knight Road (behind Officer's Club) or 803-751-7160. You can also visit their website at www.moncrief.amedd.army.mil/Clinics/vetclinic.html for more info.
- **Registration requirements (on-post):** All pets must be micro chipped and registered with the Post Veterinarian as well as the Community Management Office at the time of Lease signing or within ten (10) business days of move-in or acquiring the pet. All pets *must* be kept current with vaccinations, testing, and/or treatments. All dogs and cats must wear their current rabies vaccination tag on their collar or harness. Only two domestic pets are allowed per home. Residents are responsible for cleaning up after their pet throughout all neighborhoods daily. Abandonment of pets is prohibited. Any stray pets found loose on Fort Jackson are taken to the Columbia Animal Services on 127 Humane Lane. They can be reached at 803-776-7387. Owners may pick up their pets from the clinic during normal business hours. Any pet that is not registered or vaccinated will have those necessary procedures done before release to owners. If the owners are not identified after 3 duty days, pets are placed for adoption to any person in the community. Adopted animals will be spayed/neutered, parasite checked and treated, and vaccinated before going to new owners.
- **Registration requirements (off-post):** If you own a dog or cat and are a resident of the City of Columbia or Richland County, you are required by law to have your pet licensed every year. Failure to do so can result in a maximum fine of \$200 or 30 days in jail. Also, if you own a dog, it must be confined or leashed, according to City of Columbia Ordinance section 9-5025. A maximum of \$200 in fines can be assessed to anyone who does not comply. For more information contact the City of Columbia Animal Services at 803-776-7387 or visit www.columbiasc.net/animalservices. For Lexington County Animal Services, call 803-785-8149 or visit www.lex-co.com. For boarding kennels in the local area, check www.yellowpages.com.



Schools:

- **The School Liaison Officer (SLO)** provides transition services, school information and assistance to military families. Contact the Fort Jackson SLO's Keisha McCoy-Wilson and Ann Gordon at 803-751-6150 or via email at Keisha.mccoywilson@us.army.mil and etta.ann.gordon@us.army.mil. You can also visit the School Liaison Services website at www.fortjacksonmwr.com/school_liaison and view the school resources information on www.jackson.army.mil/sites/info/pages/293.
- **On-Post Schools:** Fort Jackson is home to two elementary schools serving grades pre-kindergarten through 6th grade. They are administered by the Domestic Dependent Elementary and Secondary Schools (DDESS) and the Department of Defense Education Activity (DODEA). Pierce Terrace Elementary educates Pre-K through 1st grade. C.C. Pinckney Elementary educates 2nd through 6th grades. These schools support children of military personnel living on Fort Jackson. Students in grades 7-12 living on Fort Jackson attend Richland District Two Schools. 7th & 8th graders attend Dent Middle School and 9th-12th graders attend Richland Northeast High School. Call the School Liaison Officer or visit the websites above for help and information.
- **Off Post Schools:** Children of military personnel living off post are supported by primarily two school districts: Richland District 1 and Richland District 2. A majority of Fort Jackson military children attend Richland District 2 schools, which consist of 15 Elementary Schools, 6 Middle Schools, and 4 High Schools. RD2 offers 15 magnet programs in various schools. A number of Fort Jackson military children also attend Richland District 1 Schools, which consist of 30 Elementary Schools, 9 Middle Schools, and 8 High Schools. RD1 also has three charter schools. Both districts have alternative schools for behavior issues. RD1 offers a tech high school for grades 11-12 which is open to students in other districts as well. The specific school your child attends is based on residency within the school district and these rules are strictly enforced. Call the School Liaison Officer or visit the websites above for help and information.



Community/City:

- Your host city, Columbia, was founded at the beginning of the 19th Century and planned from its inception to serve as the state capital. As such, it represents much of what you would expect to find in the state as a whole. Its major attractions include the Riverbanks Zoo and Botanical Gardens, the South Carolina State Museum and the Columbia Museum of Art. In addition, lovely antebellum homes, various museums and historical markers can be found throughout the city. For a bit of self-indulgence, you will also find superb dining and everything from interesting shopping districts to modern malls.

Another jewel in Columbia's crown is the beautiful campus of the University of South Carolina. The university adds concerts, theater groups, and a number of festivals and celebrations to the city's mix of attractions, not the least of which is a full range of sporting events featuring USC's Fighting Gamecocks. The Columbia campus is home to more than 27,000 students. The University offers more than 350 degree programs, including 11 programs of study for associate degrees, baccalaureate degrees in 140 areas, master's degrees in 160 areas, doctoral degrees in 63 areas and professional doctorates in law, medicine and pharmacy.

For those who enjoy the outdoor life and more strenuous activities, the area in and around Columbia is a golfer's paradise and a hiker's dream. While there are numerous nearby streams and lakes to choose from, the most spectacular is Lake Murray, just west of the city. It provides a huge 78-square-mile playground for all types of recreational activities, from fishing to swimming to camping. Be it wind, motor or paddles that power your boat, there is a place for you on Lake Murray. The lake marina is open seven days a week and offers services including boat sales, rentals, live bait, accessories, launch ramp, wet/dry storage, Mericruiser techs, boat detailing, gas and a ship's store. For more information, contact the Lake Murray Country Visitor's Center at (866) SC-JEWEL or www.lakemurraycountry.com or www.lakemurray.com.

For more information on areas of local interest, call the Columbia Metropolitan Visitor's Center at (803) 545-0001, (800) 264-4884 or visit www.columbiacvb.com/.



Frequently Asked Questions

Do you take advance applications for housing? **You can apply as soon as you receive your orders. You can also apply ten days prior to receiving your orders and be placed on administrative hold.**

When can I apply for housing? **You can apply for housing as soon as you receive your orders.**

Can I select the area where I want to live? **We have designated neighborhoods for JNCO, SNCO, Company Grade, Field Grade and Senior Officer housing. If there is more than one home available in the designated neighborhood, you will then have a choice of your home.**

Can I live off-post? **All single permanent party E-1s through E-5s entitled to BAH at the without dependent's rate are required to live in the CPL Freddie Stowers Single Soldiers Complex unless granted advance approval by the Garrison Commander (GC).**

How long does it take to find housing? **For on-post housing, there may or may not be a waitlist depending on a number of different factors. Wait times for the various areas of on-post housing vary, so contact Balfour Beatty Communities at 803-738-8275 for the most accurate information. You can also monitor your placement on the waitlist at www.ftjacksonfamilyhousing.com. For off-post housing, there is an abundance of affordable, adequate housing throughout the local community.**

What size are the houses (on-post, off-post) and where can I get/see the floor plan? **For on-post housing, visit www.ftjacksonfamilyhousing.com to see floor plans and housing information. For off-post housing, you can view hundreds of properties at www.AHRN.com, check area publications such as www.apartmentguide.com or www.apartmentfinder.com, or contact a local Property Manager or Realtor.**

I've heard the electric systems are different in Germany/Japan/Korea, will my appliances work or will I have to buy new ones? **N/A**

Is housing overseas different from US homes? **N/A**

Will military members still have the option to live off-post? **Yes, Soldiers entitled to BAH at the with dependent rate are authorized to reside off post and single Soldiers, E1-4, receiving BAH at the without dependent rate are required to reside in the barracks.**

What are Basic Allowance for Housing (BAH) entitlement and rent allotments? **The Basic Allowance for Housing (BAH) is a U.S. based allowance prescribed by geographic duty location, pay grade, and dependency status. It provides uniformed Service members equitable housing compensation based on housing costs in local civilian housing markets within the United States. For the 2011 BAH rates for Fort Jackson, visit www.fortjacksonhousing.com.**

How and who is starting and stopping my BAH and/or Overseas Housing Allowance (OHA)? **For more information on how BAH and OHA are established/terminated, visit www.dfas.mil or contact the Finance office at 803-751-6669/7240.**

Are there any restrictions on bringing our pets? **For on-post family housing, pets are welcome with no additional fee or deposit, however certain breed restrictions apply. View the Resident Guide at www.ftjacksonfamilyhousing.com for a full list of prohibited breeds. For Residents at the Single Soldiers Complex, fish are the only pets allowed. For housing off-post, pet restrictions vary.**

Restrictions on the number of pets? In on-post family housing, the number of pets in a home is limited to two. For Residents at the Single Soldiers Complex, fish are the only pets allowed. Aquariums should be limited to no more than a 35 gallon tank per person in double occupancy rooms and up to three aquariums in a single room. For housing off-post, pet restrictions vary.

Restrictions on the type/breed of dog? The following breeds are not permitted in on-post family housing: Akita, Chow, Doberman, Pit Bull, Rottweiler, American Staffordshire Terriers, English Staffordshire Bull Terriers, wolf hybrids or any other breed with dominant traits geared toward aggression. For full details regarding the on-post housing pet policy, view the Resident Guide at www.ftjacksonfamilyhousing.com.

Restriction on the type of pet, i.e. "Can I have my pet snake/iguana/ferret/pot-bellied pig?" Farm, exotic and wild animals are not allowed in family housing. These animals include all animals normally used as work animals and those kept for the production of food, or opossums, ferrets, raccoons, and any other species of animal not usually considered to be domestic. Breeding or raising animals in housing is prohibited. A litter shall be adopted within 8 weeks of birth. Residents who own horses are required to house them at the stables on Knight Road or off-post. At the Single Soldiers Complex, exotic pets, such as snakes, alligators, wild cats, skunks, monkeys, and so forth are strictly prohibited. No farm animals, wild animals, or wild fowl are permitted. The cleaning of deer or any animals is prohibited in the complex area.

What schools are in the area?

- [Pinckney: Pre-K, 4-6](#)
- [Pierce Terrace: Pre-K through 6](#)
- [Richland District 2](#)
- [Richland District 1](#)
- [Lexington District 2](#)
- [Lexington District 1](#)
- [Lexington/Richland District 5](#)
- [Kershaw County](#)
- [Home or Private Schooling Resources](#)

What is the best school? The School Liaison Officer (SLO) provides transition services, school information and assistance to military families. Contact the Fort Jackson SLO's Keisha McCoy-Wilson and Ann Gordon at 803-751-6150 or via email at keisha.mccoywilson@us.army.mil and etta.ann.gordon@us.army.mil. You can also visit the School Liaison Services website at www.fortjacksonmwr.com/school_liaison and view the school resources information on www.jackson.army.mil/sites/info/pages/293.

What is the loaner furniture program? Government owned (loaner furniture) is only authorized in OCONUS however, Army Community Services (ACS) has a lending closet that provides basic housekeeping items for temporary loan to incoming and outgoing families and in other cases determined appropriate. Items include pots and pans, dishes, silverware, microwaves, irons and ironing boards, toasters, coffee-pots, sleeping mats, cribs, high chairs, child car seats, and many other items. Official orders to Fort Jackson and an ID card are both required to obtain items from the lending closet. For more information, contact ACS at 803-751-5256.

May I keep the loaner items for my tour of duty? Initially the items are loaned out for 30 days, if additional time is required due to delays in household deliveries; requests for extensions are granted in 2 week increments. For more information, contact ACS at 803-751-5256.

How long can I keep the loaner furniture when I arrive/depart? Initially the items are loaned out for 30 days, if additional time is required due to delays in household deliveries; requests for extensions are granted in 2 week increments. For more information, contact ACS at 803-751-5256.

Do you issue furniture/appliances on a permanent basis? Furniture is not issued in Family Housing. Appliances such as stoves, refrigerators, and dishwashers are provided in the home in on-post housing. There are certain items that can be kept on a permanent basis. Contact ACS at 803-751-5256 for more information.

Where do I stay while I wait for housing? Contact the Fort Jackson Inn (Welcome Center) for reservations, room availability, and all other guest services at 1(800) 276-6984 or (803) 782-9802 or email Jackson_Lodging_Reservations@conus.army.mil. You can also visit the Fort Jackson Inn website at www.fortjacksonmwr.com/lodging. For an off post hotel convenient to Fort Jackson, please call Victory Travel at 1(800) 221-3503. For off-post housing assistance in locating a short-term rental contact the Housing Services Office (HSO) at 4514 Stuart Ave or call 803-751-7566/5788/9323. You can also visit www.AHRN.com, check area publications or contact a local Property Manager or Realtor.

Do I get credit if I'm coming from a dependent restricted tour? Yes.

How much credit (months) do I get from being on a dependent restricted tour? When applying for on-post housing within 30 days of arrival, up to a 14 month credit can be given.

Do I need renters insurance for on-post, partner or private housing? Balfour Beatty will provide personal property (content) insurance for your home. For peace of mind, Residents should ensure that adequate coverage is provided for furniture, jewelry, clothing and other personal property. We recommend that you obtain additional insurance.

Who is eligible for Family housing? Active military with one or more dependents, Civilian DoD Employees and Retired Service Members.

What is the waiting time for Family housing? This will always vary and be based on a number of different factors. Contact Balfour Beatty at 803-738-8275 for more information.

What determines the list I am placed on and my placement on the list? Rank, family size and eligibility status.

What is a waiting list? A waiting list is a list of applicants that are waiting to be assigned to housing. The different waitlists are categorized by rank and bedroom size. Your position will be determined by your eligibility date and priority.

Once placed on the wait list, may I transfer to a different list? If rank, family size or priority status changes, then you would be moved to the appropriate list. If the change is within 30 days, you will maintain your eligibility date. If not, your eligibility date will be date of request.

What happens if someone has the same eligibility date as mine? The Service Member that applied first would be placed first.

What does it mean if my wait list position moves up and down? If your position moves up it means that someone accepted or declined a home offer. If you move down, it is possible that someone with a higher priority or earlier eligibility date was positioned before you.

May I request placement on more than one wait list at one time? You may only be placed on the waitlist that you qualify for.

How long will my application remain active once submitted? Until your arrival or within the 10 day administrative hold period in which the Service Member is responsible to forward Balfour Beatty the required documentation, this includes orders, LES, DEERS and a copy of your military ID.

What is military Family housing privatization? The Military Housing Privatization Initiative (MHPI) was created to address two significant problems concerning housing for military Service Members and their Families. The first problem was the poor conditions of DoD owned housing and the second problem was a shortage of affordable private sector housing of adequate quality. Privatized housing provides a creative and effective solution to addressing the quality housing shortage for less money than through the military construction process.

How does military privatization affect a Service Member's BAH? Once you sign for quarters, your full BAH will be paid to housing via a Military Assistance Corporation (MAC) allotment. Your BAH will be wired to MAC, a contractor that collects allotments and remits these payments to vendors. MAC will wire the funds to Fort Jackson Housing, LLC (Balfour Beatty Communities). You will see your BAH on your LES as an entitlement and as a payment to Fort Jackson Housing, LLC. The advantages of payment by Allotment are that you will not be required to pay a Security Deposit and your rent will be due in arrears.

Allotments for Service Members in the Marines:

The same applies as the answer above; however, you are responsible for filling out an Allotment Form (DD Form 2558) and forwarding your copy of the DD Form 2558 to your finance administrator.

Allotments for Service Members in the Coast Guard:

The same applies as the answer above; however, you are responsible for filling out an Allotment Worksheet (CG PSC-2040). Balfour Beatty Communities maintains a copy of the PSC-2040 and you take the original signed PSC-2040 to your PERSRU Office for initiation of the rent allotment.

How will the rent be paid to the privatized community housing partner and what does it cover? The rent is paid through the Service Member's BAH and it covers water/sewer, electric, trash removal, landscaping (all areas that are not fenced) and renter's insurance. For electricity, we are currently in a mock billing period at this time and by the summer of 2011, we plan to go to live billing. The utility billing will affect newly constructed homes as there will be a baseline set each month for your home. If you are below the baseline, you will be issued a refund for the difference and if you go above the baseline, you will be responsible to pay the difference. The utility billing program is a part of the Army's Go Green Initiative. Learn more at www.balfourbeattycommunities.com/livearmygreen.

How does privatization affect the services I receive? Privatization brings a dramatic improvement to the installation's housing for Service Members and their families. The Lifeworks program was developed in an effort to increase the overall quality of life, readiness, morale and retention. With the program, you will find a variety of activities, seminars, and events to help you get fit, challenge your mind, interact positively with others, and enrich your life. Participation in all activities is voluntary and free of charge to residents.

Will/is there to be a Self-Help program? **Yes and a list of available items can be requested from Balfour Beatty at 803-738-8275.**

What are the requirements for vacating my home? **Residents will be permitted to terminate their lease by giving a 30 day notice prior to the lease expiration. If they need to vacate mid lease term, you will be required to give a 30 day written notice along with either a copy of your orders and or retirement/separation paperwork.**

When I move, do I have to clean? **Yes, the home should be returned to move in condition, normal wear and tear permitted. We will provide a list of cleaning requirements when you submit your notice to vacate and then schedule a pre and final inspection with you and answer any questions you may have.**

Under privatization, will the partner handle the clearing process, or will it remain with housing? **If you reside on-post, make arrangements with Balfour Beatty to conduct a final inspection of your home. Once everything is finalized, Balfour Beatty will sign off on your Installation clearing paperwork. If you reside off-post, the Housing Services Office at 4514 Stuart Ave will handle your clearing paperwork.**

I have two children, one female and one male; how many bedrooms do I qualify for? **3 bedrooms.**

I have a family member enrolled in EFMP, how will that affect my on-post housing assignment and waiting time? **You will be placed on the appropriate waiting list based on your rank and Family size. If special accommodations are needed, you will be required to submit a request for modifications that will be submitted to the medical authority for approval. You will be housed based on that recommendation.**

If I live on post, what type of housing can I expect? **Here at Fort Jackson we have vintage and newly constructed homes. The type of home you will receive depends on availability and what neighborhood that your rank is designated for.**

I am a dual military household, whose name will my privatized (on-post partner) housing lease be under? **The senior member or the member drawing BAH with dependent rate, whichever is higher.**

I have a dual military household and my wife is stationed at another installation. Can I apply for housing? **You will be allowed to apply for housing if you have dependents residing with you.**

Can my spouse or someone else accept a home on my behalf? **Yes, provided they a Special Power of Attorney.**

I currently live on post but would like to move to a different house. Can we apply for another waitlist? **Yes, you can fill out a transfer request and be placed on the waitlist, if applicable. If/when a home becomes available and you accept it, a transfer fee must be paid at the time of acceptance.**

In privatized on-post housing will I be responsible for utilities? **We are currently in a mock billing period at this time and by the summer of 2011, we plan to go to live billing. The utility billing will affect newly constructed homes and there will be a baseline set each month for your home. If you are below the baseline, you will be issued a refund for the difference and if you go above the baseline, you will be responsible to pay the difference. The utility billing program is a part of the Army's Go Green Initiative. Learn more at www.balfourbeattycommunities.com/livearmygreen.**

Can I accept on-post housing before I sign into the installation? **No, Service Members are required to sign into the Installation's housing office prior to accepting housing.**

I am a single service member with one child, am I eligible for on-post housing? **Yes.**

I'm TDY in route, when can I be put on the housing list? **Yes.**

What will my eligibility date be? **Your eligibility date will be the date you departed your last permanent duty station providing you apply for housing within 30 days of your arrival to the new duty station. If you apply after 30 days, your eligibility date will be the date of application.**

Does it start when I depart my permanent duty station, or when I finish the course or when I arrive at my new permanent duty station? **Your eligibility date will be the date you departed your last permanent duty station providing you apply for housing within 30 days of your arrival to the new duty station. If you apply after 30 days, your eligibility date will be the date of application.**

What amenities are included with the privatized on-post community housing? **All Lifework events are free and available to all Residents. The community centers' amenities include the internet café, fitness center, boundless playground (handicap accessible), tennis courts, basketball courts and gazebos with barbeque grills. Throughout the community, there are various walking trails, multiple playgrounds, and gazebos with barbeque grills.**

My Family was assigned to a 4-bedroom home at my last duty station. Will I automatically qualify for a 4-bedroom home? **Not always, if you were a 3brdm requirement at your last station and they placed you in a four bedroom home due to availability, you would be placed in a 3 bedroom home at Ft. Jackson.**

Once I am offered a home, how long do I have to accept/decline? **2 business days and then we would make an offer to the next prospective resident on the list.**

What happens if I decline a home? **You will either be removed from the list or placed at the bottom of the list if you choose.**

Will my BAH/OHA cover my rent and utilities? **Yes, your BAH covers your rent, insurance and utilities.**

If I get married after I have been living off post with a certificate on non-availability (CNA) do I have to apply for on post housing? **No, you and your spouse may remain off-post. Verification of marital status will be needed should you decide to apply for on-post housing.**

How much is the rent for off-post housing? **Rental rates and utility costs for apartments, rental homes, and other housing vary greatly based upon a number of different factors. Visit the Housing Services Office (HSO) for off-post housing assistance at 4514 Stuart Ave or call 803-751-7566/5788/9323. You can also visit www.AHRN.com, for specific pricing, check area publications or contact a local Property Manager.**

Are there any off limit Landlords? **There are no "off-limit" or "restricted" areas listed with the Housing Services Office (HSO) at this time.**

How do I get a list of available rentals in the area? There are a number of different ways to get a list of available local rentals. Visit the Housing Services Office (HSO) for off-post housing assistance at 4514 Stuart Ave or call 803-751-7566/5788/9323. For specific rental property information in the community, visit www.AHRN.com, check area publications or contact a local Property Manager.

I just received deployment orders. Can I terminate my lease before I depart? The Service Members Civil Relief Act of 2003 (SCRA) allows a Service Member to terminate a residential lease entered into while in the military, if the member receives permanent change of station (PCS) orders, in some cases Expiration of Term of Service (ETS) orders, or orders to deploy for a period of not less than 90 days. This protection covers "lease 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." To terminate the lease, the member must deliver a written notice to the landlord and provide a copy of official orders. Oral notice is not sufficient. The effective date of termination varies based on month to month rentals or term leases (i.e. six month or one year leases). You can view the law in its entirety at <http://usmilitary.about.com/od/sscra/1/blscramenu.htm> and the SC State Housing laws at <http://www.scstatehouse.gov/code/t27c040.htm>.

I received notification that my family can move on-post but I just renewed my lease. Can I break the lease and move? In most cases, obtaining on-post housing is not a valid reason for breaking a lease. Check your lease to see what the termination provisions are. If you fail to properly terminate the lease, you may incur financial penalties for doing so. Speak with your Property Manager and contact the Housing Services Office (HSO) at 4514 Stuart Ave or call 803-751-7566/5788/9323 for assistance.

I'm unaccompanied; do I have to live on-post? All unaccompanied permanent party E-1s through E-5s entitled to BAH at the without dependent rate are required to live on-post at the CPL Freddie Stowers Single Soldiers Complex unless granted advance approval by the Garrison Commander.

My roommate and I both signed a lease but he/she has moved out. Can I get out of the lease? No. The SCRA gives the military member the right to terminate his/her own portion of the lease early, but the law does not require the landlord to decrease the amount of total rent for the property, nor does the law protect the remaining roommates (with the exception of the Service Member's legal dependents). Unless covered by the SCRA, any tenant who has signed the lease is responsible for the rent for the entire duration of the lease whether he/she lives on the premises or not. If more than one person has signed the lease, each person individually and all persons collectively are responsible for paying the rent in full. If one roommate moves out and is no longer paying their share of the rent, the other roommates must still pay the rent in full for the duration of the lease agreement or find another qualified roommate. If the full amount of rent is not paid to the Landlord, the remaining roommates will be subject to eviction for nonpayment of rent. For assistance with a specific situation, visit the Housing Services Office (HSO) at 4514 Stuart Ave or call 803-751-7566/5788/9323.