

Frequently Asked Questions

1. Do you take advance applications for housing?

Yes. Service Member can apply at least 30 days in advance, or upon receiving PCS orders. However, he/she will not be placed on the waiting list UNTIL they have signed in for duty at their gaining command.

2. Can I live off-post?

Yes, Fort Buchanan does not have a policy for restricted On Post housing.

3. How long does it take to find housing off post?

This can vary from a week to a month.

4. Do you offer realtor services?

We offer a realtor listing of dedicated professionals for your use at no cost.

5. What size are houses on-post and where can I get/see the floor plan?

2, 3 or 4 bedrooms houses are available on post. Off post varies as there are a myriad of gated communities.

6. What are the average rent fees for houses/apartment off post?

The table shows average rent amounts for the surrounding areas:

| | | |
|-----------|-----------|-----------|
| APT | 2 BEDROOM | 800-1100 |
| APT | 3 BEDROOM | 900-1600 |
| TOWNHOUSE | 2 BEDROOM | 1100-1700 |
| TOWNHOUSE | 3 BEDROOM | 1300-1900 |
| HOUSE | 3 BEDROOM | 1600-2200 |
| HOUSE | 4 BEDROOM | 2100-2500 |

7. I've heard the electric systems are different in Germany/Japan/Korea, will my appliances work or will I have to buy new ones? Electric system is the same as USA homes.

8. Is housing overseas different from US homes?

Yes, in general construction is 100% concrete.

9. Will military members still have the option to live off-post?

Yes, you have the option to reside off post; living in government quarters is not mandatory.

10. What is Overseas Housing Allowance (OHA)?

The Overseas Housing Allowance (OHA) is paid to Service members living in private housing at overseas duty stations. OHA helps offset housing costs, consisting of:

- Rent
- Utility and recurring maintenance expenses
- Move-in housing allowance (MIHA)

The entitlement is based on service member's grade/rank and locality. Please note that the OHA is a ceiling. If you exceed the allowed ceiling, the extra money comes out of pocket.

11. Do I have to apply for OHA?

Yes. When you arrive at your duty station, check with the local housing office to see what the procedures are for your area. To start your OHA, once you have found housing, take a copy of your lease to the appropriate official and complete DD Form 2367, the Individual Overseas Housing Allowance (OHA) Report.

12. How do I know how much rent I can afford to pay?

You can find your maximum rental allowance on the <http://www.defensetravel.dod.mil/site/ohaCalc.cfm> page or during in processing at the Housing Office. If your rent is below the maximum rental allowance, the amount you actually pay will be used to compute your allowance. If your rent is above the maximum rental allowance, you receive the maximum.

13. How can I find out what kind of utility bills and "move-in" expenses to expect?

You can find your MIHA and utility allowances on the <http://www.defensetravel.dod.mil/site/ohaCalc.cfm> page or ask the housing office. The amount of MIHA paid and the utility allowance are computed based on expenditures reported by members assigned to your duty station. If you know what your allowances are, you should be able to budget for those expenses.

14. Will OHA cover all my housing costs?

Only if you live in housing that costs are at or below your maximum rental allowance amount and if your utility and MIHA expenses are average or below.

15. How and who is starting and stopping my Overseas Housing Allowance (OHA)?

OHA entitlements are started and stop by input provided by you to the local Defense Military Pay Office. To begin OHA, you must submit DA Form 2367, DA Form 5960, copy of Official orders, settlement statement if you are a homeowner, rental lease if you are renter. The OHA must be approved by your Commanding Officer and then the Housing Office. To stop an OHA, you must follow the same procedure with the exception of acquiring the Commanding Officer's signature.

16. What schools are in the area?

There are public and private schools. There are also Department of Defense schools on board the base.

17. What is the best school?

There is no specific determination on what is the best school as it is subject to experience and perspective.

18. What is the loaner furniture program?

May I keep the loaner items for my tour of duty?

How long can I keep the loaner furniture when I arrive/depart?

Do you issue furniture/appliances on a permanent basis?

The loaner furniture program is established to provide quality of life to service members while their personal household goods are in transit.

Loaner furniture will be issued only for the first 90 days while household goods are inbound.

Required appliances like refrigerators, stove, washers and dryers are provided to Service members and Civilians for the duration of the tour while in Government Housing.

Members are advised that there are no storage areas available in government housing or private rentals may not be sufficient.

Upon departure, service members are authorized the use of loaner furniture for a period of 60 days. Extensions are subject to approval.

19. Where do I stay while I wait for housing?

Fort Buchanan is home to the "IHG Army Hotel Fort Buchanan" for lodging purposes. You can also utilize the various hotels located in the economy but should remain within the allotted per diem. TLA is provided for Military. Their contact numbers are (787) 792-7977 or (787) 707-3635/3634.

20. Do I need renters insurance for on-post or off post?

Renters insurance is not obligatory.

21. Who is eligible for Family housing?

The following categories of personnel are eligible for Family housing:

IAW AR420-1, 3

(1) Military personnel with accompanying Family members (with accompanying command sponsored Family members in overseas areas).

(2) DOD civilian employees and civilians with accompanying Family members who are DOD-sponsored (key and essential) civilian personnel as authorized by this regulation.

(3) Foreign military trainees, foreign Personnel Exchange Program and integrated personnel, special projects personnel (foreign military and civilian), and foreign liaison personnel with accompanying Family members as authorized by this regulation.

(4) Unmarried chaplains and unaccompanied married chaplains (see also paras 3–14d 4), 3–18e, and 3–28a(2).)

22. What is the waiting time for housing?

No waiting list in effect at this time. However, you can reach the Housing Office at any time to verify present status. Please call (787) 707/3256/3433/5811/3442.

23. What determines the list I am placed on and my placement on the list?

Your Rank and Family composition.

24. What is a waiting list?

IAW AR420-1, 3

A waiting list shall be established for each designation of Family housing by bedroom composition. Separate waiting lists may be established when the housing units are designated for special uses, such as students. The sponsor's grade and bedroom requirement will determine the waiting list on which the name is placed. The relative position on a waiting list will be determined by the eligibility date criteria set forth in paragraph 3–14g. All other criteria being equal, the position on the waiting list will be determined by rank and date of rank with the senior member having the higher priority.

25. What does it mean if my wait list position moves up and down?

Applicant position will move up and down as new applicants are placed on wait list. Until you are assigned housing, decline or remove your name from the wait list.

26. May I request placement on more than one wait list at one time?

Applicants may not be on more than one adequate housing waiting list at one time. Applicants may apply for adequate and substandard housing at the same time. If an applicant requests and is allowed to change from one waiting list to another, the date of eligibility will be the date of change to the new waiting list.

27. How long will my application remain active once submitted?

Your application will remain active until you are assigned housing, decline housing or remove your name from the wait list.

28. I have a Family member enrolled in EFMP, how will that affect my on-post housing assignment and waiting time?

Garrison commanders may approve exceptions to waiting list policies under special circumstances such as extreme hardship, compassionate, or medical reasons. Sponsors with

exceptional Family members may forward a request for special housing consideration in writing to the DPW Housing Management Division. The Housing Manager, in conjunction with the medical department and the Exceptional Family Member Program (EFMP) Committee, will make a recommendation to the Garrison Commander.

29. If I live on post, what type of housing can I expect?

Fort Buchanan provides 2, 3, or 4 Bedroom units depending on family composition. Under unusual circumstances, housing may be assigned to personnel in one pay grade category above or below that for which housing is designated. When assigning housing under these circumstances, the housing manager will ensure that assignments reflect an equitable distribution of assets among pay grades.

30. I have a dual military household and my wife is stationed at another installation. Can I apply for housing?

Soldiers married to Soldiers whose sponsors accompany them are authorized assignment to Family housing on the same basis as other married personnel. Where one Soldier is an officer and the other is enlisted, the garrison commander, based on local circumstances, may elect a housing assignment that will—

- (a) Best maintain good order and discipline within the community, and
- (b) Be in the best interest of the Service.

When Soldiers married to Soldiers whose spouses do not accompany them but who arrive within 120 days of each other, the first Soldier to arrive at the new duty station may apply for **and be** assigned Family housing provided that the second arriving Soldier does not accept Family housing elsewhere. A copy of orders for both Soldiers is required.

31. Can my spouse or someone else accept a home on my behalf?

Yes, as long as there is a Power of Attorney.

32. I am a Service Member with one child, am I eligible for on-post housing?

Yes, as long as you have custody of the child and he/she is going to live with you in the house.

33. I am unaccompanied; do I have to live on-post?

There are no Unaccompanied Personnel housing in Fort Buchanan.

34. How to get to Fort Buchanan from the airport:

As you exit the Airport stay on the far right lane, make a right turn at the exit to Highway 26 (the sign reads "Isla Verde/San Juan"), also known as Baldorioty De Castro Highway.

You will enter a service road and then Highway 26 to your left and follow signs towards San Juan. After about 1 1/2 miles, stay on your far right lane and follow signs towards Bayamon/Caguas. Once you take that (Bayamon/Caguas) exit you will enter a tunnel (Minillas Tunnel), stay on that Highway for 1/2 mile until you see the sign towards Bayamon (Highway 22), take the road to your right. You will be heading west for about 1 mile. Stay on the right

lane, where you will see a sign for Fort Buchanan exit, it will say Fort Buchanan 28 and Catano 165. NOTE: before that exit on your left hand side there is another sign to Fort Buchanan, DO NOT take that exit. You will take the exit for Road 165 (Sign will be on your right). Once on Road 165, you will need to switch to the far left lane before you reach the first traffic light. At that intersection you will make a left turn into Road 28 (you will see the Federal Prison on your left at the traffic light). After you make the left turn you will pass in front of the Federal Prison, after that you will see on your left some of the Fort Buchanan buildings. On the second traffic light you need to make a left turn to the Fort Buchanan's front gate entrance. Important notice, a 100% ID card is required at the check point.