



# Welcome to USAG Grafenwoehr Housing Division



- Welcome and congratulation on your assignment to the USAG Grafenwoehr Military Community.
- In accordance with USAREUR Policy Letter dated 8 March 2010, subject; Revised Housing Policy for U.S. Army Europe is 100 % E1-E6, 100 % of K&E personnel, and 10 % E7 & above are required to live in on post government controlled quarters.
- The following information is provided as general information and addresses most questions typically asked prior to arriving. Note: Please ensure that a full complement of furnishing that accommodates your Family configuration is shipped or will be acquired shortly after arrival. Furniture loaner sets are only provided for 90 days and must be returned after household goods are received. Appliances such as refrigerator, ranges, dishwashers, washers, and dryers are provided for the duration of your tour. It is recommended that personnel appliances as listed be left in storage stateside. Most Government quarters have limited storage.
- All waiting lists generally have no more than a 2-4 week wait time E1 thru E6, Key & Essential Personnel, and 10% of E7 & above as indicated above. Please make arrangements at the guesthouse on Main Camp Grafenwoehr (49-9641-83-1700) or on Rose Barracks Vilseck (49-9662-83-1700) well in advance to ensure maximum availability for you initial 30 days if you are on concurrent travel and authorized Family members are traveling with you. Note: There's no separate waiting list for any particular style of home in our inventory. Our waiting lists are separated by Family configuration/bedroom requirement and pay grade.
- Personnel on orders to any community cannot be placed on any waiting list until the Service member has physically signed out of his/her losing. Your signed and approved DA 31 (Request and Authority for Leave), and DA Form 137-2 (Installation Clearance Record) are the only way of substantiating this requirement.
- Your eligibility date for the waiting list will be the date departed last permanent duty station. However, you may email a copy of your orders and a DD Form 1746, which can be obtained via internet or picked up from your servicing housing office and a file will be created on your behalf.
- I would also like to advise you and your Family members to think about appropriate items for inclusion in your unaccompanied baggage (e.g., blankets, linens, kitchen utensils, dishes, tableware and jackets for the appropriate season). Two transformers are typically provided for each residence. Additional transformers may be purchased at the local PX and furniture store. Lawnmowers are provided for Families that reside in built-to-lease Government quarters located off base. Lawn maintenance may be provided to a certain extent. For on-post quarters. Most built-to-lease quarters have garages, however most on-post quarters do not.
- To better determine how this office can better assist you in answering questions about where and how you will be housed please forward a copy of your PCS orders to either call 49-9641-83-7091/6080/6192/6980 or DSN 475-XXXX Main Camp Grafenwoehr or call 49-9662-83-2111/2110/3045/2905/2808 or DSN 476-XXXX Rose Barracks Vilseck.



# Taking Care of Soldier's, Families, and Civilians



- Soldiers, Civilians, and Family members are typically housed using 4 different sources. Government on-post, Government-controlled off-post, Private rental, and Unaccompanied Personnel Housing on-post.
- There are 3080, Government-controlled quarters in both Main Post and Rose Barracks community.
- There are approximately 2056 private rental quarters servicing the Grafenwoehr community in the housing market area.
- 40 barracks on line 18 in Main Post and 22 in Rose Barracks. We have 6 new barracks that are currently in final design or in the planning phase. 4 barracks currently under renovation 2 in Main Post, and 2 in Rose Barracks.
- 28 different communities/towns/cities are the main sources USAG Grafenwoehr military family housing units. Commuting distance from these locations range from 2 minutes right outside the installation to 35 minutes.



# What's Happening in Grafenwoehr



- FY09 USAG Grafenwoehr received funding approval from IMCOM to revitalize 150 of 886 homes at Rose Barracks. The projected start is 1<sup>st</sup> Qtr FY'11. The project is broken into 3 separate phases each with a sub-phase which will allow assignment of completed dwelling to be returned to the active inventory for immediate assignment. Approximately 50 homes per year at Rose Barracks for 3 years under renovation reducing overall home capacity by 50 homes per year for 3 years.
- Most significant project is the major renovation scheduled for Rose Barrack \$20 million. Replacement of electrical systems, heating systems, bathrooms, kitchens, flooring (wooden and pvc), light fixtures, etc.
- Other ongoing projects include window replacements, exterior painting, and kitchen cabinet replacements.
- USAG Grafenwoehr investing \$35 million in new on Main Post and Rose Barracks over the next 3-4 years.
- 
- Rose Barrack has 21 stairwell type buildings with 170 apartments. Rose Barracks has 11 buildings that have been right sized.
- Main Post has 23 stairwell type buildings with 231 apartments. Main Post has 10 building that have been right-sized, 9 building that received major renovation in the early/mid 1990s. Main Post has 4 buildings that require renovation.



# Family Housing USAG Grafenwoehr



## “Continued”

- **Do you know how your eligibility date is determined???**
- Your eligibility date is determined by the date that you leave your last permanent duty. Sponsors will not be placed on a waiting list at the gaining installation prior to the Soldier signing out at the losing installation. Soldiers must sign-in at the new duty station before assignment is made. DA Form 31 (Request and Authority for Leave) and DA Form 137–2 (Installation Clearance Record) will indicate date departed last permanent duty station. Families are not jump on any waiting list however a Family can be displaced by a Family that has a higher eligibility date. Example: John Smith PCSs and signs out on leave on 1 May take leave until 30 May and signs into unit.
- Your eligibility date is 1 May is this is the date you will be placed on your respective waiting list. However, if Billy Bob Smith PCSs and starts leave on 20 April and signs into new duty station on 4 June by regulatory guidance this family will be placed ahead of the family that arrived on 30 May if the two families are competing on the same waiting with the same requirements.
- **Can I lose my original eligibility date??? Yes**
- Applications must be made within 30 days of arrivals or receipt of command sponsorship in order to maintain your eligibility date of date departed last duty station or date of command sponsorship approval. Beyond 30 days, or soldiers making tour changes, the effective date for being added to the waiting list will be date of application.
- **Eligibility requirements:**
- All soldiers on a 36 months accompanied tour are eligible for assignment to Government-controlled quarters. Soldiers must have 12 months remaining on their tour to apply for as well as 6 months remaining when signing for Government controlled quarters.



# Family Housing Within USAG Grafenwoehr



- The Housing Division is available to serve/assist you with locating adequate suitable Government controlled family housing on or off-post; and unaccompanied personal housing needs. Authorized personnel will be able to utilize our off-post (Housing Services Office to assist in locating and securing private rental housing to meet your personal and family needs. Visit: <https://www.housing.army.mil/ah/>
- Initially you will probably reside in temporary quarters of billeting. Temporary billeting will be located on post, but could be on the local economy. Personnel arriving being assigned to either Main Post (Grafenwoehr) or Rose Barracks (Vilseck) (SFC and above, to include married soldiers) are eligible to stay at the Tower Inn (Main Post) or Krystal Inn (Rose Barracks) billeting on post (vacancy permitting). Some temporary lodging has provisions for meal preparation, but budget for a few meals to be eaten out. If you are living on the economy, only breakfast will be included in the price of your hotel room. If you are unable or choose not to obtain housing on post or government-leased housing, you may be required to pay a deposit to your landlord. It is not common for deposit to be equal to two months' rent. Telephone services may also require a deposit.
- Soldiers and their families may live on post or in leased/private rental housing on the local economy. Government-controlled quarters are located both, on post and throughout the local area. In addition, allowances depend on rank, marital status and number of dependents. Temporary Lodging Allowance (TLA) is a reimbursement which aids in defraying the lodging cost of a Permanent Change of Station (PCS) move. Families must be on concurrent travel status to Government or private rental quarters in order to be eligible for TLA. Families must be in a concurrent travel status to the address of a friend or relative are not entitled to TLA, however you may be eligible for meals while residing with friends or relatives. Single soldiers maybe reimbursed for lodging with a statement of non-availability from the housing office. You must aggressively search for private rental housing while on TLA status. TLA is paid in 10 days increments up to 30 days when all criteria for payments are met. Your TLA may be extended up to 60 days when locating private rental quarters become difficult to no fault of your own. Extension for TLA beyond 60 days will be forward to USAREUR G1 for further processing. You will be briefed fully on your TLA entitlements and criteria during in-processing.
- **Eligibility**
- Everyone that has a housing requirement whether applying for on-post or off-post quarters must be eligible. Families become eligible for housing through a number of processes. Here are a few of the most common; Military personnel with accompanying Family members command sponsored, concurrent or deferred travel orders, service members married to service members (MACP).