

FREQUENTLY ASKED QUESTIONS

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What is the Air Force Privatization Program?

The Air Force Privatization Program is a government initiative which allows the services to leverage appropriated construction funds and government-owned property to attract private capital to improve military housing. The Air Force Privatization Program offices have planned and implemented the program, policies and procedures for the transition to the private-sector developer.

How does privatization affect the service that military members receive?

Hunt draw upon their private sector experience to provide first-rate services and amenities to our military families. We pride ourselves in our commitment to customer services and BLBFH, LLC promises to deliver a product that meets or exceeds the standards in the surrounding community.

Will military members still have the option to live off-installation?

Yes, military members still have the option use their BAH to rent a house or apartment off base.

What is the satellite policy for new homes? existing homes?

Satellites on existing homes, erected prior to the transition to privatized housing will be grandfathered. Satellites on other existing homes and new homes are not allowed without prior written approval from management.

Are sheds grandfathered in existing homes? Will sheds be allowed in new homes?

Yes, existing sheds are grandfathered. Sheds for new homes are not allowed without prior written approval from the management office.

If we are asked to vacate our homes for demolition, who will pay for our move to a new home?

Residents required to move due to development and construction will not pay any out of pocket expenses. Your move will be paid for by the government.

How does military housing privatization affect a service member's Basic Allowance for Housing (BAH)?

Privatization does not affect the amount of BAH that is paid to the service member. Prior to privatization, service members did not receive BAH if they lived in military housing. Under the Military Housing Privatization Initiative, all service members choosing to live in privatized military housing receive their BAH and use the BAH to pay the privatized housing provider. The rent payment (usually equal to BAH) will be automatically transferred to BLBFH, LLC at the end of each month; this process will be performed and monitored by Military Assistance Company, LLC (MAC), the world's largest processor of automatic payroll deductions for military and civil service employees. The BAH is used by the company to maintain and operate the existing housing, as well as to fund the construction of the new houses and amenities.

Please explain more about the BAH entitlement and rent allotment.

The government determines the service member's BAH based on the cost of similar rental property near the base, typical utilities, his/her rank and the typical cost of Renter's Insurance. An allotment from the service member's account is set up upon lease signing to pay rent to BLBFH, LLC.

Who is going to process the service member's allotment?

Military Assistance Company, LLC (MAC), the world's largest processor of automatic payroll deductions for military, will be processing military personnel allotments. This company is currently processing rent allotments for 40 DoD installations. MAC systems assure payment directly from the service member's pay. When the BAH rates are adjusted annually, MAC will automatically update the allotment amounts; it will be seamless to service members. In addition, MAC's error reports, run at each processing date, will help fix any problems quickly.

Will BAH be counted as income? Specifically, will it affect the cost of children's day care?

BAH is an entitlement and is not be counted as taxable income. However, it will be included in gross income. Programs based on an individual's gross income may be affected.

Will the changes affect the service member's LES and net pay?

No. At the end of each month, the service member's LES will show that BAH has been transferred via an allotment equal to the monthly rent. There should be no changes to the service member's net pay.

How will rent be paid to BLBFH, LLC and what does it cover?

Your rent will be automatically paid for you through a third party BAH processor that will work with the DoD Defense Finance Office. Each month you will see the transaction on your Leave and Earnings Statement. The BAH at the with dependent rate is paid as rent. BAH includes an allowance for rent, utilities and Renter's Insurance.

Will rent be based on size of the home or BAH?

Rent is based on BAH. BAH is based on rank, not on the size of the home.

How will BAH work for families where both parents are military members?

Both members will receive BAH. The senior member will receive it at the with-dependent rate, while the junior member will receive it at the without-dependent rate. Under current Department of Defense rules, only the senior member's BAH at the with-dependent rate will be used to calculate the rent amount, so the family can keep the BAH of the junior member.

Please explain more about the lease.

The lease is a standard resident agreement used by all privatized military housing and conventional (civilian) rental properties. Residents are required to sign a lease in order to reside in housing. The lease specifies the rights and responsibilities of resident and Owner. The lease also sets the service member's BAH as the rent payment to BLBFH, LLC.

If I earn a promotion during the lease period can I move to another base house commensurate with the new rank?

In the event of a promotion, the member may request a move to the category housing which is appropriate for his or her rank; the move would be voluntary and at the member's expense. The member's rent will be increased to match the increased BAH. The move is subject to housing availability.

If I am demoted during the lease period, is my rent adjusted to my BAH?

In the event of a demotion, resident will pay the decreased BAH amount for rent, but must notify the management office in writing.

Who will be doing service requests for the privatized quarters, and will residents be charged?

The fully bonded maintenance staff will be resolving all service requests for the residents. Residents are never charged for the services. Typically maintenance requests are completed within 24 hours. Residents are not required to be home while the request is being completed.

Who will provide security to the housing areas?

The perimeter of the base will remain under military control, including all gate access points. The security procedures in place today will remain in effect. The Police and Fire services will remain the responsibility of the Installation and is paid for by the project.

Will garbage be picked up?

Yes. BLBFH, LLC will be responsible for trash pickup and recycling at no additional cost to the resident.

Will I still have to mow my lawn?

Yes, residents are required to mow 50 feet around their home.

How do I contact Maintenance if I have a service order?

BLBFH, LLC provides a 24-hour a day service line. You will talk to a real person to provide the details about your maintenance service request. BLBFH, LLC will even take care of your request if you cannot take time off from your busy schedule to be in your home.

The new guidelines require residents have no more than two pets. Currently, we are allowed to have three pets. Do those with three pets have to give one away?

No. Those residents who currently have three pets will be allowed to keep all three. New residents will be limited to two pets. Those owners who have three pets should inform their Leasing Consultant when they sign their leases; a pet addendum will be included with your lease packet. New residents will be limited to two pets (dog, cat, bird, or fish aquarium). For new residents, pets that weigh more than 100 pounds will not be accepted and certain breeds of dogs are not allowed, including Pit Bulls, Rottweilers, and Doberman Pinschers.

What are the requirements for vacating quarters?

30-day prior to your lease expiration date, written notice is required before vacating quarters and should be given at your management office as soon as you are aware of your moving arrangements.

As a Waterfall/Other Eligible Tenant where am I eligible to live?

Doolittle Park

Are there any special lease terms/conditions for Waterfall/Other Eligible Tenants?

Waterfall applicants must acknowledge that due to the Waterfall program, they will be required to renew their leases yearly. If occupancy is greater than 95%, or the Waterfall program is closed, they must acknowledge that their leases may not be renewed, and relocation may be at their own expense.