

## Unaccompanied Housing (UH) Q&As

(Answers provided by Miami Garrison Manager 25Jun2021)

What are the total assigned service members eligible for FH and UH (include BOQ/BEQ eligible UH as a separate UH category) at USAG-Miami? How many of these are currently accommodated in leases?

1. For FY21: Total of 833 x Active Duty Service Members eligible for FH and UH.
2. FY21 Breakdown Estimates:
  - a. Eligible for FH: 659
  - b. Eligible for UH (E5 and above): 140
  - c. Eligible for UH (E4 and below only): 34
3. Accommodation Distribution:
  - a. SM's in FH Government Leases: 6
  - b. SM's in UH Government Leases: 52 x UH SM's residing in 26 x 2BR Apts
  - c. SM's in private ownership or lease arrangements: 775

For the leased UH, are you renting 1BR apts or 2BR apts? ANSWER: 2 bedroom / 2 bathroom apartments with furnishings.

Our original expectation was that the privatized UH would consist of 60-2BR units, shared by 2 SMs. Is this your expectation? ANSWER: Yes.

Since only 34 SMs (17 apts) are E4 and below, will there be sufficient demand from the E5s to fill the remaining 43 apts in a share situation? ANSWER: I don't know. Given that their BAH will allow them to secure a 1 Bedroom / 1 Bathroom apartment (without a roommate), E5 demand in a share situation may not be strong. That said, we currently house Army and Navy E5 in share situations (however it's directed; not a choice).

You list E5s as BEQ-eligible. Is it your expectation that they will share a 2BR unit or that they will get a whole 2BR apartment to themselves? ANSWER: Sorry, my mistake on BEQ. Expectation that single and unaccompanied E5 would share a 2 bedroom.

In the leased housing do all SMs forfeit their entire BAH, even if they are sharing a unit? ANSWER: Yes. In Army leased housing, both SM's in a 2 bedroom / 2 bathroom furnished apartment forfeit their entire BAH.

Finally, does the Army automatically give CNAs (thus authorizing BAH) to E5 and above? I know other Services give E5s their BAH and allow the SM to reside on the economy, but typically the Army starts authorizing BAH at E6. I know Miami is a joint site, so the rules may be different. ANSWER: No, the Army is not automatically giving CNAs to E5. We currently house Army and Navy single and unaccompanied E5 in leased UH. The Air Force and Marine Corps authorize BAH for their E5 SMs.

We're just trying to make sure that we are accurately portraying the UH requirement. As you know, all housing is voluntary under privatization and with the UH population primarily comprised of E5s – we're wondering if they will be willing to forfeit full BAH to share an apartment. REMARK: I understand and I share your concern that demand for shared apartments in which both SMs forfeit their BAH may not be strong. Demand for 1 bedroom / 1 bath furnished in which they forfeit their entire BAH would likely be stronger.

Given the financial hardship of obtaining private sector housing, why are all of your UH leasing authorizations not utilized? Is it because Landlords won't participate or because UH SMs are not interested. ANSWER: Neither. It's because the Air Force and Marine Corps are not housing any of their SM's in our leased UH (e.g. they are authorizing BAH regardless of grade).

REMARK: Since privatized UH is a choice, in my personal (non SME) opinion, the product most likely to rent is a mix of furnished 1 bedroom / 1 bath (targeted to single and unaccompanied E5 and below) and 2 bedroom / 2 bath (targeted to single and unaccompanied E6 and above).