

Housing Newsletter



Wiesbaden: Your Home in Germany!



Housing Chief's Corner

Volume 2, Issue 2

Newsletter Date: February 2013

Rumbling Rubbish – AFH Recycling Inspection Program

USAG Wiesbaden, Public Works and the Housing Division are working to implement a recycling inspection program known as “**Rumbling Rubbish**”.

This program entails weekly inspections of recycling islands and trash containers at all housing areas located within USAG Wiesbaden.

The initial inspection phase will be a pilot project that consists of 20 Army Family Housing quarters. The breakdown of units for inspection will be Aukamm (6), Crestview (4), Hainerberg (6) and Newman Village (4). This phase has already begun in the form of baseline inspections to determine how well families are currently separating their waste. Once the baseline phase is completed at the end of February, a full blown inspection phase will commence and run through the end of April.

This phase will include the issuance of green or yellow stickers to indicate the level of separation achieved. The issuance of a yellow sticker will include a warning letter to the building coordinator, or in the case of Newman Village or single housing units it will go to the occupant. The letter will include the inspection sheet and photos to explain why a yellow sticker was issued. Once a trash container has received 3 yellow stickers, the next step, if no improvement is shown, is a red sticker. Red stickers will be brought to the attention of the garrison command group.

The purpose of the trash container inspections is to improve the levels of waste separation to the point that trash containers can either be reduced in size, or can be emptied at longer intervals (once every two weeks as compared to weekly) which will reduce solid waste removal costs for the garrison significantly. Once the recycling islands construction project in Aukamm and Hainerberg is complete a more comprehensive inspection phase will be introduced.



Inside this issue:

Housing Chief	1
Housing Construction	2
Frequently Asked Questions	4
Hot Topics	5
Regulation and Policy	6
Transformation	6

Special points of interest:

- Rumbling Rubbish
- Home Based Business
- Occupancy of Housing by non-Family Members
- Housing Maintenance Board

Construction Projects



Many people reading this article have probably seen or heard of the renovation project currently underway in the Aukamm Housing Area. This project will effect 9 housing buildings on Westfalen-



strasse, one building on Schleswigstrasse and one building on Bayernstrasse. The affected buildings are 7272, 7243, 7274, 7276, 7277, 7278, 7279, 7280, 7281, 7289 and 7292. The project will include major interior and exterior renovations consisting of the following: replacement of utilities 110Volt and 220 volt, kitchen upgrades, bathroom upgrades, new windows, balcony repairs, exterior painting and roofing.

The renovation will effect several categories of housing, to include Junior Enlisted, Senior Enlisted and Field Grade housing. The renovation project will help to increase the quality of

life for Servicemembers and their families while simultaneously upgrading the housing units to meet current energy, heating and structural codes. The renovation project started in September 2012 and will run through November 2013.



Commercial Endeavors in Government Family Housing (Home Based Business)

Residents wanting to start a business in their on-post Government housing are encouraged to do so, but must understand the process in getting the authorization to start and German customs requirements.



The garrison commander is authorized and encouraged to permit limited commercial activities such as handicrafts, child care, and sale of products by sponsors and/or Family members in Government-controlled Family housing. In foreign areas, Family housing residents may be subject to local host nation requirements as well as the Status of Forces Agreement (SOFA) and customs regulations.

Residents must request permission to conduct a home enterprise. The request will be made in writing to the garrison commander or his or her designee. Prompt action will be taken on each request and a written response provided. In reviewing requests, garrison commanders look to ensure that commercial endeavors are consistent with Federal, State, and Host Nation laws. Residents wanting to start their own business should obtain assistance from the Wiesbaden Legal Office located in Building 1023 on Clay Kaserne. Additionally, the garrison commander will consider local government licensing requirements, potential government liability, SOFA, host country business practices, and prospective advertising practices. Home enterprises cannot compete with or duplicate Installation Morale Welfare and Recreation Fund (IMWRF) or Army and Air Force Exchange Service (AAFES) sales and services. In no instance will activities be authorized or continued when they will interfere with community tranquility or present a safety hazard.

Structural changes to Family housing are not authorized except in instances where Family Child Care (FCC) homes must be upgraded to meet National Fire Protection Association (NFPA) 101 standards for a 1-hour fire barrier between mixed occupancies. In these cases, the cost for upgrading the walls will be borne by AFH. In all other cases, when practical and feasible, commanders should allow residents to make minor modifications. The costs of such modifications and restorations, if required, will be borne by the sponsor. Residents will submit their requests along with the suggested modifications to the Wiesbaden, Housing Office for review and approval.

When required the cost of utilities to support a home based business will be reimbursed to the Government at a rate jointly established by a representative of the garrison commander and the sponsor. Charges may be waived when they are minimal and in the opinion of the garrison commander reimbursement is not warranted.



Frequently Asked Questions from Residents



Where will I live when I receive PCS orders to Wiesbaden?

All accompanied Servicemembers assigned to Wiesbaden will be housed in the Wiesbaden community unless an exception to policy (ETP) is granted due to extraordinary circumstances. Quarters for accompanied personnel are located in Newman Village, Aukamm, Crestview and Hainerberg Housings Areas. Dependent upon availability of quarters, our goal is to offer you the choice of two sets of quarters and if possible in separate housing areas, but we do not maintain separate waiting lists for specific housing areas.

What is a wait list?

Waiting lists are used to accommodate proper queuing of housing applicants based on priority, eligibility date, grade, category and bedroom requirement. Also the web-based housing application allows for offers and assignments to available dwellings only after personnel have been added to a waiting list.

Once placed on a wait list, may I transfer to a different wait list?

Yes, if there is a change/addition to Family composition or when promotion status results in eligibility for housing in a higher grade category (e.g.; junior to senior NCO or company grade to field grade officer, etc.).

What happens if someone has the same eligibility date as me?

Unless someone has a higher assignment priority, the person applying first would be above the other on the waiting list.

Do I get credit if I'm coming from a dependent restricted tour? How much credit (months) do I get from being on a dependent restricted tour?

Upon completion of a dependent restricted tour, including involuntary extension beyond initial tour, eligibility date for housing would be the date the Servicemember departed the previous duty station for the dependent restricted tour up to a maximum 14 month credit.

How much is the rent for off-post housing in Wiesbaden?

The rent for a dwelling unit or house is based on the locality, square footage and amenities. Therefore, prices will vary. Please visit www.AHRN.com (Automated Housing Referral Network) and view the link for Wiesbaden, Germany. This will require the Servicemember or spouse to establish an account. The web site will provide up to date information on available dwelling units, price, square footage and amenities in and around the Wiesbaden area. Soldiers must have been issued a Certificate of Nonavailability (CNA) from the Wiesbaden Housing Office prior to being authorized to live off-post.

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

This is a finance action; however, designated Housing Division personnel are certifying officials for starting and stopping OHA, and verifying the amount of OHA authorized if you have been issued a CNA.

Hot Topics

Occupancy of housing by non-Family members.

When family members or friends come to visit in Germany, there are several things that Servicemembers need to be aware of when residing in on-post housing. The definition of family member in this case refers to a service members command sponsored dependents.



People other than Family members, may be permitted to reside in Family housing. The sponsor must request approval in writing through the housing office to the garrison commander to allow non-Family members to reside in housing. Approval does not imply an extension of other benefits or privileges to which non-Family members are not otherwise entitled. The approved occupancy will be equitable for all Soldiers and will not adversely impact on the health, safety, morale, or welfare of the installation. Additional bedroom requirements are not authorized to accommodate non-Family members. Social visits by non-Family members in Government-controlled quar-

ters will be limited to 90 days per calendar year, as outlined in Army in Europe Supplement 1 to Army Regulation 420-1.

When a sponsor wishes to allow a nondependent Family member to reside in quarters with the sponsor's Family because of medical, financial, or other reason, the sponsor must submit a request through the garrison housing division to the garrison commander for approval. Army in Europe Regulation 600-700 provides additional information pertaining to members of household.

In all cases, neither storage of the sponsor's household goods at Government expense to accommodate the non-Family member's household goods is authorized nor is storage or shipment of non-Family member's household goods. Moreover, residence in housing overseas by non-Family members must be consistent with applicable host nation laws, Status of Forces Agreements (SOFAs), and other international agreements. Residence in government housing by non-Family members under this policy does not make those individuals a "dependent of a member of the force" under current SOFAs. Such persons are not entitled to the rights and privileges afforded by these agreements.

The garrison commander may revoke authorization for non-Family members to reside in housing for misconduct or when in the best interests of the Army for reasons relating to health, safety, morale, or welfare on the installation. Questions regarding occupancy of housing by non-Family members may be referred to the Housing Office, the Office of the Staff Judge Advocate (OSJA) or legal counsel for assistance.

Sponsors with questions concerning the stay of non-Family members in Government controlled quarters can contact the housing office to receive additional information or answers to their questions.

Housing Regulations and Policy

What is a Housing Maintenance Board?

Personnel who believe the on-post quarters offered for assignment are in an uninhabitable condition must report the matter to Chief, Facilities Management Branch or the Housing Manager not later than the effective quarter's assignment date. Management will immediately execute a site visit of the quarters and make a determination of the adequacy of the quarters. If management determines that the quarters meet cleaning and maintenance standards the sponsor will be given another opportunity to accept the assignment to quarters. If the sponsor again refuses assignment, the housing manager will convene a "Housing Maintenance Board".

The Housing Maintenance Board, usually consisting of the Director of Public Works and representatives from the USAG Wiesbaden Command Group, who will perform a site visit and develop a consensus of the suitability of the quarters and submit their findings to the Commander, USAG Wiesbaden. The Commander or his/her representative will inform the applicant of his decision. If the Commander determines the quarters are adequate for assignment, the resident will be given another opportunity to accept assignment to quarters. Applicants will be entitled to retain their entitlement to Temporary Lodging Allowance pending the outcome of the Housing Maintenance Board or Commander's decision. Recurring maintenance or minor repairs that would normally be accomplished through service orders during occupancy are not considered a justifiable basis for refusing assignment to quarters.



Transformation

Nontemporary storage of household goods incident to occupying Government-controlled housing .

In accordance with Army in Europe Supplement 1, to Army regulation 420-1, Servicemember could be eligible for storage on the overseas area if they meet the right requirements. Although nontemporary storage (NTS) is normally restricted to warehouse facilities in the continental United States, NTS in the overseas theater may be authorized by the garrison transportation officer if space is available and under any of the following conditions:

- a. Intratheater transfer or consecutive overseas tour move in which the sponsor is required to reside in Government-controlled housing smaller than what he or she resided in at the previous duty station.
- b. Leased housing closure in which the sponsor is required to move into Government-controlled housing smaller than the previously occupied leased quarters.
- c. The sponsor acquires additional furnishings through marriage or inheritance before making an intratheater move to another installation.
- d. The sponsor becomes ineligible for Government-controlled housing because of separation, divorce, or Family members returning to the United States (early return of Family members at personal expense). If a sponsor loses eligibility for Government-controlled housing because the garrison commander directed the return of Family members due to misconduct, NTS may be authorized only by the garrison commander.

Contact the Housing Office

Hours of operation On-Post:

Monday to Thursday: 7:30 a.m. to 4:00 p.m.
Friday: 7:30 a.m. to 3 p.m.
Saturday, Sunday, U.S. holidays: Closed
German Holidays: Limited Service
Tel. DSN/CIV: 337-7058 / (0611) 705-7058

Hours of operation Off-Post:

Monday to Friday: 7:30 a.m. to 4:00 p.m.
Saturday: By appointment only
Sunday, German Holidays: Closed
Tel. DSN: 337-7059 or 337-5495;
Civ: (0611) 705-7059 or (0611) 1746-393

Inside the next issue

- *Waiting lists*
- *Satellite Office in Heidelberg*
- *Liability for Damages to Housing*
- *Construction Projects*
- *Housing Services Office Functions*

Email on-post housing at : usarmy.wiesbaden.imcom.list.hsg-information@mail.mil

Email off-post housing at : usarmy.wiesbaden.imcom.list.hso-information@mail.mil



In January 2013, Department of the Army released the new First Sergeants Barracks Program 2020 Logo