

c. Adequacy of off-post housing for permanent party personnel.

(1) Assessment of housing. In the case of off-post housing for PP personnel, there are 2 distinct assessments.

(a) Acceptability (or suitability). This refers to the resident's perception of how well the housing unit meets his or her housing needs.

(b) Adequacy. This refers to the housing manager's appraisal of how well the housing unit conforms to criteria established to identify housing units that will meet the need for properly housing Soldiers and their Families.

The number of adequate housing units is entered in the housing analysis and is used to develop housing requirements data for housing master plans (see sec XIV of this chapter).

(2) Determination of adequacy.

(a) The determination of the adequacy of rental housing in local communities is a key factor in identifying housing.

Units will be considered adequate if they meet the criteria in paragraph 3-23c(3), unless the commander determines that the location involves excess travel time in mission essential situations.

(b) When a Soldier living off post reports unacceptable housing conditions, that housing is inspected by the housing office using the criteria in this regulation (excluding bedroom count, cost, and distance). If the housing office verifies the Soldier's report, that housing is not counted as an asset against housing requirements.

(3) Criteria for adequacy.

(a) Location.

1. The one-way distance from the housing unit to the installation is within 1 hour commute by privately-owned vehicle during normal commuting hours, or within other limits to satisfy mission requirements.

2. The housing unit is not in an area, subdivision, or housing complex designated by the garrison commander as not acceptable for reasons of health or safety.

(b) Cost. For making programming and/or acquisition decisions, the average total monthly cost must not exceed the amounts established by OSD. Total monthly cost includes rent, utilities (except costs reimbursed by the move-in housing allowance (OCONUS) and telephone which is paid by the resident), and other operating costs. Other operating costs include lease required real property insurance, lease required repair fees, a prorated portion of any renter paid real estate agent fee (where customary), and the average monthly cost of any stove or refrigerator provided by the renter in the absence of either landlord-furnished appliances or Government-furnished appliances (OCONUS).

(c) Condition. The housing unit must—

1. Be a complete unit with private entrance, bath, and kitchen for sole use of its residents. It must be so arranged that both kitchen and bedrooms can be entered without passing through bedrooms.

2. Be well maintained and structurally sound. It must meet applicable codes and not pose a health, safety, or fire hazard.
 3. Have hot and cold running potable water. In some foreign areas, construction/building standards for community housing do not provide for potable running water. In such cases, hot and cold running water will be provided and a continuous supply of potable water will be made available.
 4. Have a shower or bathtub, lavatory, and a flush toilet in the primary bathroom.
 5. Have a permanently installed, adequately vented, heating system where the climate requires one and have air conditioning (AC) if on-post housing is authorized to be air conditioned.
 6. Have adequate electrical service for normal electrical equipment and lighting.
 7. Have cabinets in the kitchen, space and connections for a stove and refrigerator, and space for food preparation.
 8. Afford convenient access to parking.
 9. Have convenient access to roadways and sidewalks.
 10. Have smoke detectors installed and properly operating per state and/or local regulations, laws, or codes. (For purposes of housing requirements analysis, lack of a smoke detector will not cause a requirement for construction of additional on-post housing.)
 11. Have connections for a washer and dryer or access to laundry facilities on the premises.
 12. Have adequate sanitary and sewage disposal facilities.
- (d) Size. Table 3–6 lists minimum areas for DUs. Only in unusual cases, however, will units be declared inadequate solely because of insufficient floor space. This applies especially to mobile homes.
- (4) Resident-owned housing. All resident-owned housing will be considered adequate.