



US Army Garrison Fort Cavazos

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WE ARE THE ARMY'S HOME

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U.S. ARMY Fort Cavazos- Military Value Program

❖ **Goal:** To bridge the gap between immediate need (e.g. hotel stay) and long-term need (e.g. 1 year rental lease or home purchase), we implemented the **Military Value Program (MVP)**.

❖ **The MVP:**

- Participation is **voluntary** for Properties and Soldiers.
- Properties apply to participate via Housing Services Office (HSO).
- If HSO approves application, property is listed, and Soldiers are referred by HSO.
- **Key Soldier Benefits:** fully furnished unit with all utilities including internet; affordable monthly rate; and pet friendly.
- **Key Property Benefits:** referrals; occupancy; rent on time; HSO support with tenant-landlord disputes.

❖ **Results:**

- 11 x participating multi-family housing properties.
- Since inception, more than 500 Soldiers and their Families provided affordable short-term housing while awaiting long-term housing.
- Killeen Independent School District (KISD) honoring enrollment at projected long-term housing location while family is in short-term housing location.



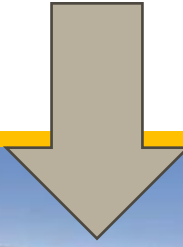
BACKUP SLIDES



Solving the Housing Crunch

Upon arrival at an installation, Soldiers and their Families have a **continuum of housing needs**: *immediate, short-term, long-term.*

At Fort Cavazos, we have focused on **partnering with off-post property managers and landlords** to bridge between when a Soldier arrives and when their on- or off-post family home is available for move-in.



Immediate Need (7-14 Days)

- IHG Army Hotels [On-Post]
- Community Hotels [Off-Post]



Short-Term Need (<3 Months)

- Furnished rentals [Off-Post]



Long-Term Need (>3 Months)

- Privatized Family Housing [On-Post]
- Community Housing [Off-Post]



Solving the Housing Crunch

❖ **Challenge:** “*Win the 1st 90 Days*” by providing immediate, short-term, and long-term family housing options that control out of pocket costs and minimize family disruption.

❖ **Context:**

- Single and unaccompanied Soldiers (E5 and below) reside in barracks (~20% of total population).
- Accompanied Soldiers (all grades) and single Soldiers (E6 and above) can choose to reside on-post in privatized family housing (~24% of total population) or off-post in surrounding communities (~56% of total population).
- On average, Soldiers seeking on- or off-post family housing **wait 3 months**.
- ❖ Soldiers are only **authorized between 7-14 days of Temporary Lodging Expense (TLE)**. When TLE is no longer authorized, a Soldier must cover their lodging expense with their own resources (e.g. Basic Allowance for Housing (BAH)).
- ❖ For the areas surrounding Fort Cavazos, the **average hotel cost is \$98 per night**.
- ❖ In 2023, a Sergeant (E5) with dependents receives \$1,287 BAH per month; less than half the \$2,940 cost of staying in a hotel for a month resulting in **\$1,653 in out-of-pocket expense per month after TLE runs out**.



Questions?



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