



## FREQUENTLY ASKED QUESTIONS

### PPV BASICS

#### **Q: What is the need for a public/private venture?**

The CNO's goal to provide a room ashore for each shipboard Sailor E1-E4 with fewer than four years while in port requires the use of limited resources. Traditional sources of funding are not sufficient to construct enough rooms within a reasonable time frame. Although a new barracks is being built near the Naval Station piers, the current number of rooms aren't sufficient to meet the demand. Each year, the housing budgets are shrinking, which makes it very difficult for the navy to provide quality housing for service members.

Using Private/Public Venture (PPV), a program authorized by Congress, the Navy can sign a legal agreement with a private company to meet the demand quickly. PPV is the best way to ensure all eligible shipboard Sailors have the opportunity to reside in high quality accommodations.

#### **Q: What exactly is PPV?**

A Public/Private Venture (PPV) is a formal, legal partnership between the Navy and a private company. For bachelor housing, both parties sign an agreement whereby the private company takes ownership of some Navy facilities. The military resident pays rent to the private company at the higher rate of partial Basic Allowance for Housing (BAH). The private company, who acts as the landlord, manages the property, performing maintenance, providing amenities and making building renovations to provide quality apartments. The company will also construct new apartments that will house additional shipboard personnel.

### LEASE ISSUES

The PPV is private housing and a lease is required as is the case when renting in the private sector.

#### **Q: Why do I have to sign a lease?**

A private company will own the PPV housing, so a legal document is required. This document will protect both owner and member by defining the terms of their agreement. Even though the Navy retains a voice in the management of PPV Housing, the private company legally owns the facilities. This is the same as if you were renting from an individual or other company in the private sector.

#### **Q: How long is the lease? What happens once the lease expires? Can I renew my lease? Will I be required to renew my lease?**

Initial lease terms for all military residents will be for six months. After the expiration of the initial lease term, leases will automatically renew on a month-to-month basis for service members who are not in default of their lease.

#### **Q: What documentation will I need?**

You will need to bring your military identification card, current orders, your emergency contact name, an address, and phone number where you can always be reached to the front desk at Bldg. J-53, Carter Hall. Your automobile license plate number, your contact number, your work number, and a copy of your most recent LES are also required.

**Q: Will I be required to pay an application-processing fee, a security deposit or any out of pocket fees due at lease signing?**

NO, there will not be any out of pocket fees due at lease signing. In addition, HomePort Hampton Roads will not charge an application-processing fee. Should you choose not to set up an allotment, you will be required to pay a security deposit equal to one month's rent, along with your first months rent.

**Q: Who is the lessor?**

You will sign a lease with HomePort Hampton Roads, which is the private entity that will own, operate, and manage Stayton Hall, Bldg SP-29, Miller Hall, Bldg U-16, Ormsbee Hall, Bldg U-20, Carter Hall, Bldg J-53, and at the Naval Support Activity compound; building NH141, 142 and 156.

**Q: If my work schedule does not permit me to sign the lease during the scheduled signing periods, when will lease signing be held? Will the office be open during non-business hours? Can I schedule an appointment? Can I sign my lease on Saturday or Sunday?**

HomePort Hampton Roads has tried to make lease signing as convenient as possible. There will be EVENING and WEEKEND hours to accommodate your schedule. Lease-signing events will be announced in the upcoming weeks.

**Q: Under what circumstance will I be allowed to break my lease?**

HomePort Hampton Roads will not penalize service members who terminate their lease early due to PCS or deployment orders. However, if a lease is terminated due to reasons that are not included in the standard military clause, you will be held liable for an early termination fee, which could equal the rent until the end of your current lease term.

## **BAH/RENT/PAYROLL/DEPOSIT ISSUES**

**Q: Will residents of PPV housing start collecting BAH?**

Yes, military members E-1 through E3 and E4 with fewer than 4 years of service residing in PPV Housing will collect the higher rate of the partial Basic Allowance for Housing (BAH). The Navy will notify PSD to activate your BAH. You will be responsible for making the monthly payments, preferably by authorizing an allotment.

**Q: What will it include?**

There will be no out-of-pocket costs to you for rent and utilities. Renter's insurance will also be provided to cover some of your personal property within the apartment. There is a maximum of \$6,500 coverage with a \$250 deductible. We suggest you also obtain additional personal property insurance and liability coverage. This information is available at the front desk.

**Q: Who will process my allotment?**

Fort Knox National Company Military Assistance Company, LLC (MAC), the world's largest processor of automatic payroll deduction for military and federal civil service employees will monitor the military personnel allotments. MAC's system enables military service members to budget their payment automatically. It ensures that payments are never late or forgotten. Military transfer or temporary maneuvers do not affect payments. MAC systems assure payment directly from the service member's paycheck in full, on the first working day of each month. Should you choose not to set up an allotment, you will be required to pay a security deposit equal to one month's rent.



**Q: Will I be penalized if my allotment is delayed or processed incorrectly?**

If an allotment is delayed, we will not penalize the service member due to reasons beyond his/her control. HomePort Hampton Roads will work with the service member to remediate the problem or will direct him/her to the appropriate party.

**MISCELLANEOUS**

**Q: Who would be called for housing maintenance under PPV?**

HomePort Hampton Roads LLC will provide a Service Call desk and 24-hour phone number for you to call.

**Q: Who will inspect my apartment when I vacate?**

HomePort Hampton Roads personnel will inspect your apartment to ensure it is clean and free of damage prior to you vacating. If damages exist, you will be required to pay the appropriate charges.

**Q: Who is going to oversee HomePort Hampton Roads?**

Your Bachelor Housing Office at Naval Station will oversee HomePort Hampton Roads, along with staff from the Housing Welcome Center off of Hampton Blvd. Residents will also have oversight responsibilities, in the form of the annual resident satisfaction survey.

**Q: Who will handle disputes between residents and HHR or major problems?**

HomePort Hampton Roads will handle disputes and problems. If the issue cannot be resolved at this level, the navy Housing Office liaison will be available to mediate.

