



Wait List FAQ's

Will a home be available when I arrive?

There is a high demand for housing on JBLM. We have wait times for all our communities which will vary based on rank structure and number of bedrooms. Wait times may be longer if you desire to wait for a specific community. Note: The wait time for any waitlist is based on your eligibility date.

What is my "Eligibility Date"?

Your eligibility date is the day that you are eligible for home offers on JBLM.

For incoming Service Members with orders to JBLM, the eligibility date will be the report date on the orders, or the day you sign-out/ depart your losing installation (per leave form/ departure certificate).

For Service Members currently stationed at JBLM for more than 30 days, the eligibility date will be the date that we receive the completed application.

Since wait times are long, can I apply without official orders?

We require official orders to determine your eligibility date (report date to JBLM), and to determine when you need housing compared to those already on the waitlist.

We understand that you would like to get a head start on the application process, however, there is no advantage in applying for housing without orders. All incoming Service Members are placed on the waitlist based on the report date of their orders (not the date we receive the application), regardless of when orders are received.

How is my waitlist position determined?

The waitlist is sorted first by priority, and then by eligibility date. Your position on the waitlist will be based on your eligibility date. All homes are offered based on eligibility date, from oldest to newest.

What is "Live where you work"?

Service Members on the waitlist have a higher priority for homes in communities on the side of the installation to which they are assigned to. For example, if a Service Member is assigned to McChord Field, they have a higher priority on the waitlist for communities on the McChord side, than Service Members assigned to the Lewis side. As a result, the wait time may be longer if a Service Member chooses to wait for a home in a community on the side of the installation to which they are not assigned to, as opposed to the wait time for a home in a community on the side they are assigned to.

How are wait times determined?

Wait times are determined by the number of available homes and applicants on a waitlist. Wait times are always subject to change based on availability of homes. We do work solely off 30-day notices to vacate.

I have a family member that is EFMP, do I get priority?

Having an EFMP family member does not automatically qualify you for priority housing. If accommodations or modifications are needed, please contact our leasing office for further assistance on our processes.

Is there a higher priority for deploying/ deployed Service Members?

A deployment/ rotation does not qualify you for priority housing, or for unaccompanied PCS credit. Your eligibility date will be determined by your completed application. While on the waitlist, you will be accruing wait time throughout your deployment. Please note, there is no guarantee that a home will be available in your desired time frame.

Why are the wait times so long at JBLM?

There are far more Service Members assigned to JBLM, than there are homes on the installation. There are only enough homes to house approximately 10-20% of Active Duty Service Members and their dependents on the installation. Due to this, we have wait times for all our communities. The most desired communities will have the longest wait times.

I have HAAP assignment orders to JBLM, can my family live on-base?

Families of Service Members with HAAP orders to JBLM that state that the family is authorized to report to JBLM prior to the Service Member, are eligible to live on-base. However, they will be considered a lower priority for housing. Housing will only be offered if the waitlists have been exhausted.

I am a Service Member without dependents, am I able to live on-base?

Service Members without dependents that are receiving single rate BAH, are eligible for housing on JBLM. However, Service Members without dependents will have a lower priority for housing purposes. We would have to house all Service Members with dependents, prior to being able to house Service Members without dependents. Due to this, the wait time for any waitlist will be indefinite.

I want a renovated home, is there a separate waitlist?

There is no separate waitlist for renovated homes. We will offer the first available home and cannot guarantee a renovated home, or a specific floor plan.

If I am offered a home and decline it, what happens?

You will be offered the first available home that meets your eligibility requirements. If you choose to decline it and wait for another home, you may do so. However, if you decline the second home, you will be removed from the waitlist. You may reapply to be placed back on a waitlist, but your new eligibility date will be the date that we receive your new application.

Can I transfer from one home to another on the installation?

To transfer from one home to another on the installation, you will have to outrank the community you moved into or have a change in family size that alters your bedroom qualifications. Please contact your District Office to find out if you qualify for a transfer.

How many bedrooms do I qualify for?

	Not including Spouse	
RANK	# OF DEPENDENTS	BEDROOMS
E1-E4	0	2
E1-E4	1	2 or 3
E1-E4	2	2 or 3
E1-E4	3	2, 3 or 4
E1-E4	4	3 or 4
E1-E6	5+	4 or 5
E5 and above	0	2 or 3
E5 and above	1	2 or 3
E5 and above	2	2 or 3
E5 and above	3	2, 3 or 4
E5 and above	4	3 or 4