Overview of the 2017 Summer Assignment Process
(Senior Officer and Field Grade Officer Housing Draws)

NOTE: There will be no Company Grade Draw in 2017. Lieutenants and Captains arriving in 2017 may obtain on post housing using the standard assignment process.

IMPORTANT DATES:

- Senior Officer (O6) Housing Draw: Friday 19 May at 126 Washington Road. Begins at 1530 hours.
- Field Grade Officer (O3P, O4 & O5) Housing Draw: Wednesday 7 June at Randall Hall Auditorium, Nowak Hall, begins at 1000 hours.
- The last day for Field Grade Officers to lease before the Field Grade Housing Draw will be Friday, 26 May.
- The last day for Pre-Assignment of Field Grade Officers (who qualify for pre-assignment) will be Friday, 2 June.
- The last day for current, on-post residents to apply to participate in the Housing Draw will be Friday 26 May.
- The last day for in-bound Field Grade Officers to apply to register to participate in the Field Grade Housing Draw will be the day before the Draw, Tuesday 6 June by 1600 hours.

The Field Grade Draw will be held in Nowak Auditorium in the Kimsey Center, located on the south end of Michie Stadium. Parking is available in A Lot, behind Michie Stadium.

Also on this web site is the guiding procedural document, the Summer Assignment Process:

In early May, we will publish the list of registrants (the Order of Merit list), and the list of homes for Field Grade Officers, Single Officers, and others as permitted under the Summer Assignment Process to participate. Those lists will be revised daily and published weekly until the day before the Draw. Only the list of homes will be viewable on our website. To protect the privacy of Draw registrants, the Order of Merit List will only be published by the weekly emailing of same to those registered.

To contact us about changes that need to be made to the lists, please call us at 845 446 6407 or email Gina Molina, Resident Specialist, at gmolina@bbcgrp.com

After the Draw, we will contact those who have selected homes in the order that the homes will become available. Please do not schedule delivery of household goods to an assigned home until you have a confirmed appointment with a WPFH Resident Specialist to execute a lease and pick up keys.

More about West Point’s Officer Housing Draws:

The proper name of the Housing Draw is the Summer Assignment Process (SAP). It is the method used to assign housing to Senior (O6) and Field Grade (O3P, O4 & O5) Officers arriving at West Point during the summer months. The SAP is used here to assign homes, rather than the use of a standard waiting list, because of the high number of departures and arrivals of officers being concentrated in the summer, a period of turnover much higher than during other seasons. The SAP is also used because there are several plan types of officer homes at West Point and competition for certain plan types is high. The Housing Draw was created to assign housing at
West Point over 160 years ago to address similar issues. Of course, the process has undergone a number of refinements since then.

The word “Draw” may be a bit misleading. It’s not a lottery or a process that is left to chance. Officers select housing based on rank, time in service, family size and other rating factors.

When participating in the Field Grade Draw (the Senior Officer Draw is a smaller event which takes place earlier in the year, and the Company Grade Draw is no longer in use here), you will be able to view on our website a list of all the Field Grade Officer homes expected to be vacant between 1 June and 31 August. You’ll see the home’s rank designation (whether FG only or FG inclusive), street address, the number of bedrooms, and the date range when we estimate the house be available to occupy.

We will also create a list of those who have registered to participate in the Draw, and that list will be sent to all registrants via email, and updated by email broadcast weekly.

Both lists are due out in early May and will be updated daily and published weekly until the Draw. Both lists will change daily as new information is received and the lists will not be locked until the close of business the day before the Draw. Please expect last minute changes to both lists.

With certain exceptions*, by participating in the Draw, you’ll be assured that no officer with a lower rank or less time in service than you will select ahead of you. For those of you who are assigned here for a longer period than a standard three year period, that will be important.

*During the Draw, we protect for Key & Essential status and bedroom count. In those cases, the Draw is halted and protected groups are allowed to select before the supply is exhausted. Selections made under this rule must be for bedroom appropriate homes. It does not allow selection of Lee Doubles except by O5’s and Promotable O4’s.

FIELD GRADE NEIGHBORHOODS:

- Lee: Old Doubles: 4 BR (LTC and MAJ-P only); New Doubles: 3 BR (LTC and MAJ-P only); Trips: 3 BR; and Quints: 3BR. Old Doubles have attached, one car garages; New Doubles, Trips and Quints have detached, grouped, one car garages.
- Biddle Loop/Washington Road: Renovated Conversions (A duplex that has been converted to a single family home): 3 & 4 BR. No garage but ample on street parking.
- Stony I: 3 & 4 BR. Recent construction, with double, attached garage.
- Grey Ghost: 4 & 5 BR. One car, attached garage. Grey Ghost was recently re-designated E7 to 05 and Tier 12, which includes qualified Military Retirees, DoD Civilians, and Federal Employees.

FLOOR PLANS, PHOTOS & AMENITIES:

You can see photos and floor plans of many of the above-listed homes on this website.

Regarding floor plans on the web site, a few historic homes which were renovated do not have their “as built” drawings posted on the web site. If you have a question about a particular floor plan which is not posted on our site, please call the West Point Family Homes leasing office at 845 446 6407.

To provide draw registrants who may not be familiar with the house plan types that will be offered in the draw, we will arrange to have example homes open for inspection the day before the draw. While not all plan types may be available to view, these will: To be published in mid to late May 2017
OFFICIAL SUMMER ASSIGNMENT PROCESS DOCUMENT:

We recommend that in-bound officers read and understand the Summer Assignment Process, also on this website.

Even if you don’t read the Summer Assignment Process, or if you read it and have difficulty grasping the entire concept, don’t worry, you’ll be fine. Once we have your orders and application, you’ll be slotted into position for selection. The deadline for submission of your application and supporting documents is 6 June, 2017. Once you’ve done that, all you have to do is attend the draw and select a home.

CONDUCT OF THE DRAW:

A briefing on the process of selection of homes precedes the draw. You may request assistance from BBC staffers or others before or during the event. You will be asked to stand when your name is called, review the list of homes shown as remaining available on the screen, make your decision, and announce your selection. Once your selection has been announced to the assembled audience, the house will be marked as selected, you will be directed to a table in the rear of the auditorium to complete some paperwork, and have your questions answered.

The estimated availability date of each home will be shown on the screen at the front of the auditorium. You will need to plan your move to coincide with the home’s estimated availability date. Once the house is ready, you will have ten days to execute your lease. Again, the date of availability is an estimate. Factors beyond our control may cause the delivery of the house you’ve selected to be delayed. After the Housing Draw, we will contact you to provide additional information, including updates on the availability date of the home you’ve selected. Earliest arriving officers will be contacted first, with later arriving officers contacted as availability dates for the homes they selected draw closer.

Please note: All in-processing for the post must be completed before your lease can be signed and keys issued. The Housing Services Office issued document, showing you’ve signed into post, must be presented to BBC before a lease can be executed. The Housing Services Office is located in Building 695 on Buckner Loop.

ATTENDANCE AT THE DRAW:

If a registered Draw participant cannot be present in person at the Draw to select, a proxy form, available on this website, can be printed, completed, signed by the registrant, submitted to BBC, and then used by a person designated by the absent registrant to select a home at the Draw. The proxy form on our website cannot be used to execute a lease on another person’s behalf. If you have questions about the use of a proxy, please call the West Point Family Homes leasing office at 845 446 6407.

If you visit West Point before the Draw, which is recommended, please stop by our office at 126 Washington Road and we’ll be happy to assist you. If you need orientation, please call ahead to make an appointment for us to drive you through the post, to allow you to get a better sense of the place. We expect to have homes available to tour. We’ll know more about that later. We can also provide you a map if you prefer to do this on your own.

OBTAINING OFFICER HOMES BEFORE AND AFTER THE DRAW:

The standard assignment process/waiting list is in place at West Point for officers arriving before and after the Draw.
We may have homes available for in-bound officers to lease before the Draw. For information about those, please call our office at 845 446 6407. There are two limitations:

(1) The house must be ready for occupancy before close of business on Friday, 26 May, 2017; and (2) in-bound officers must be able to sign into post and execute a lease before close of business on 26 May, 2017. After that, to lease on post, you must either participate in the Draw or accept a position on the waiting list for offer and acceptance after the Draw.

In past years, we have had officer homes vacated shortly after the Draw, the availability of which was not known to us before the Draw. Those homes weren’t listed and offered in the Draw, and officers on the waiting list were offered those homes after the Draw from the waiting list. Standard waiting list rules apply in those cases. Officers will only be able to lease a home with a higher bedroom count than they are normally qualified for if we have no one already on the waiting list with the appropriate bedroom need, or if we do, they have declined an offer for that home.

**LIVING ON POST:**

For most officers, living on post is a primary objective. Daily interaction with USMA Cadets necessitates living in close proximity to the Academy. Commuting from off post is expensive and can be problematic or even impossible in bad weather. If you are considering living off post, we strongly urge you to first calculate the potential cost of the commute. Here is an excellent tool: [http://www.commutesolutions.com/commute-cost-calculator/](http://www.commutesolutions.com/commute-cost-calculator/)

All homes offered in the Draw are located inside the gate. The average costs of utilities are included. Those who conserve electricity and natural gas may receive rebates. There are no deposits or fees for active duty military; pets are allowed; responsive maintenance is rated by residents as 95% satisfactory; and, emergency responsive maintenance is always available. BBC also provides snow removal and lawn care services for the families of deployed Soldiers. The PX and Commissary are here, along with ready access to Army services for families. The DoDEA schools at West Point are rated among the best in the nation, and that alone may be reason enough for your family to live on post. BBC also has a scholarship program open for all residents to pursue.

And finally, this is the Army’s longest continuously operating post, established before the colonies had joined as a nation. It’s the home of the United States Military Academy, founded in 1802 by President Thomas Jefferson. Many of the homes on post are in the National Historic Registry and have been the home of some of the Army’s most distinguished Soldiers, and our country’s most accomplished statesmen. By living on post you’ll truly become part of the West Point experience and tradition. Congratulations on your assignment to West Point.

Original posting 17 March 2017