



North Haven Communities Leasing Guide



**North Haven Communities
Leasing Office**

3401 Santiago Ave
Fort Wainwright, AK 99703
(888) 347-2985

www.nhcalaska.com

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North Haven Communities and is a preferred choice for active duty military families, military retirees, and DoD civilians assigned to the Army post and even nearby Eielson AFB. Competitively-priced, choose from a variety of spacious 2-, 3-, 4-, and 5-bedroom floor plans that will complement your family's lifestyle. New and renovated homes feature name-brand major appliances and quality finishes, and utilities are included.

Living on Ft. Wainwright puts you in the center of Fairbanks where you can enjoy a variety of indoor and outdoor community activities throughout the year from arts and culture to sporting events. The base's proximity to Richardson and Parks Highways makes travel around the state a breeze, so your family can explore Alaska's unique beauty.

Living with North Haven Communities will save you money! With below zero temperatures half of the year, heating costs in Alaska are very high compared to the lower 48. Don't worry about having to pay large fuel bills every month, utilities are currently included with your rent when you live with North Haven.

You will also save time and money by living close to work, school, and play. North Haven Communities at Fort Wainwright offers all the important services your family deserves!

Take a look at how we compare in value, savings, and services.

	North Haven	Off-Post
Heat (Fuel), Electric, Water/Sewer and Refuse	Included in Rent	\$610 monthly average
Washer and Dryer in all homes	Yes	No
Pet-friendly community†	Yes	Limited
Free snow removal for safe walking and driving	Yes	No
Free Lawn Maintenance‡	Yes	No
Security Deposit	No*	One Month's Rent on Average
Gated Access Community	Yes	No
Community Center with Theater, Playground, Free Wi-Fi	Yes	No
Monthly Resident Events	Yes	No

†Some breed restrictions apply, two pet limit, no pet fee | ‡Areas with fenced in backyards are the resident's responsibility.

*No security deposit for military; civilians may pay from \$500 up to one months rent.



We understand that the wait list can often be confusing and overwhelming. We want to provide as much information and transparency with the process as possible.

As always, the team at the North Haven Leasing Office is happy to answer any questions you may have.

What determines my position on the wait list?

There are two important factors in determining your position - eligibility date and priority.

How is an eligibility date determined?

Active Duty: The eligibility date is the date of departure from your last duty station. If an application for housing is not received within 30 days of arrival, the eligibility date will be the date an application is submitted to the leasing office.

All others: Date of application.

What are the different priorities?

After your eligibility date is established, the next factor in your position on the wait list is priority.

CATEGORY OF QUALIFIED APPLICANTS	PRIORITY LEVEL
Key and Essential accompanied or unaccompanied military or civilian personnel assigned or attached for duty at Forts Wainwright or Greely	1
Accompanied Army military personnel assigned or attached for duty (or those with ISSA) at Forts Wainwright or Greely*	2
Accompanied military personnel assigned or attached for duty at other military installations within a 30 mile radius of Forts Wainwright or Greely and Cross Post Moves†	3
Unaccompanied family members of military personnel	4
Unaccompanied military personnel (married and single) assigned or attached for duty as stated in PRIORITY LEVEL 2 or PRIORITY LEVEL 3 above.	5
Retired military personnel or widowed spouses of military personnel	6
DoD and Federal Agency civilians	7
Non-military or non-DoD or non-Federal Agency personnel (general public)	8

*Housing will be offered to single pregnant soldiers during their third trimester of pregnancy, subject to availability of housing. Service members in the process of obtaining command sponsorship will be housed as a Priority Level 2 applicant. †Reasons for move over include: increase in family size, promotion, medical need and convenience moves.

**CLICK HERE TO APPLY
FOR A HOME**

Will my number go up and down?

Daily, new applications are processed and homes are leased, so your wait list number may often change. For the most up-to-date information on your wait list position, we encourage you to contact your leasing consultant.

When will I be offered a home?

Priority 1 and 2 applicants that are PCS'ing will be offered a home upon arrival. Priority 1 and 2 applicants in a current lease off post will be offered a home close to their lease end date. Priority 3-8 applicants will be offered a home pending availability of a unit.

What size home will I be offered?

Priority 1-5 applicants will be assigned housing based on their rank and number of occupants in the home. Priority 6-8 applicants will be assigned housing based on the number of occupants in the home. (see Chart 2).

CHART 2

Applicants will be assigned housing based on their rank and number of dependents in their family. The following guidelines are used to determine number of bedrooms a service member is eligible for.

Number of Occupants (excluding spouse)	Number of Bedrooms [‡]
NONE	2 or 3
ONE	2 or 3
TWO	3
THREE	4
FOUR PLUS	5

[‡]Upgrades in bedroom size may be made, pending availability.

[CLICK HERE TO APPLY
FOR A HOME](#)

Please send any missing documents to your leasing consultant as a PDF.

Active Duty Military

- Orders to Ft. Wainwright
- Command Sponsorship or DD1172 - DEERS Enrollment
- Service Record Brief
- Most Recent EOM LES
- Leave Form-if PCSing to AK

Dual Military or Recently Married

- All Documents Listed Above
- Spouse's Military Documents (if Dual Military)
- Official Marriage Certificate
- DD1172 – DEERS Enrollment

Retiree

- DD214
- DFAS Retiree Account Statement
- Additional Income Verification for spouse or co-habitant (if applicable)
- Photo ID-Driver License / Passport

Federal Civilian / Military Contractor

- Orders / SF50 / Letter of Employment
- Civilian Leave and Earnings Statement
- Additional Income Verification for spouse or co-habitant (if applicable)
- Photo ID-Driver License / Passport



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Fort Wainwright, AK 99703
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COMMUNITIES

- | | |
|-----------------|---------------|
| Gertsch Heights | Taku Gardens |
| Northern Lights | Siku Basin |
| Denali Village | Chena Bend |
| Bear Paw | North Town |
| Southern Cross | Tanana Trails |

AMENITIES

- Bassett Army Community Hospital
- Outdoor Recreation Services
- Tanana Middle School
- Ladd Elementary School
- AAFES Shoppette & Gas Station
- Veterinary Clinic

- IHG Hotel
- Commissary
- AAFES Shopping Center
- American Tire Service
- Nugget Lanes, Bowling Alley
- Arctic Light Elementary School
- School Age Services

- Youth Center
- Last Frontier Community Center
- Child Development Center 1
- Child Development Center 2
- Post Office
- Library

Competitively-priced, choose from a variety of spacious 3-, 4-, and 5-bedroom floor plans that will complement your family's lifestyle. New and renovated homes feature name-brand major appliances and quality finishes, and utilities are included. Neighborhoods are surrounded by beautiful walking and jogging trails and include playgrounds, outdoor amenities for residents of all ages, and a dog park. Your family also will have exclusive access to our North Haven Community Center. Children will enjoy its indoor playground and you can relax in the Great Room around the fireplace with friends while enjoying a complimentary hot beverage. There's also a big screen TV, and a variety of programs and activities for kids and adults.

Our location on Ft. Wainwright provides for easy and quick access to work, schools, childcare, the Commissary and PX, and important services your family relies on. We know the convenience will be especially welcomed during winter months. You can be assured roads and walkways in neighborhoods and throughout the base are well-maintained so your family members can safely and quickly get to where they need to be.

► **CLICK HERE** to find out more about Fort Wainwright.



We hope you take advantage of the FREE programming North Haven offers. We want to keep your family active and engaged in the community.



Mush Madness



National Night Out



Spooktacular



Eggstravaganza



Cooking Classes



Paint Night

In Fairbanks, winter typically lasts from mid-October until early April. Average winter low temperatures range from -15 to -25 °F, and extremes can range from -60 to -75 °F. But, even when it's cold out there are wonderful and unique places to go and activities to do that will provide you and your family with a great Alaskan experience.



The Northern Lights

The Northern Lights, also known as the Aurora Borealis, most commonly occurs heavily between late August and April. Prime viewing time is late evening through the wee hours of the morning.

[Click Here for more information](#)



Chena Hot Springs

Chena Hot Springs is a resort that offers an Ice Museum, dog sled rides, and the Natural Hot Springs which are an average of 106 degrees Fahrenheit year round.

[Click Here for more information](#)



The World Ice Art Championships

The World Ice Art Championships is a display of hundreds of ice sculptures done by hand by local artists. They have interactive ice sculptures like chairs and slides and lights are used to illuminate the sculptures at night.

[Click Here for more information](#)



The Santa Claus House

The Santa Claus House located in North Pole, Alaska spreads the joy of Christmas all year round. Meet Santa and his reindeer and get Christmas gifts/souvenirs 365 days a year!

[Click Here for more information](#)

Your Leasing Consultant is here to help you navigate finding the perfect North Haven Home. Please contact us with any questions or concerns you may have. Your Leasing Consultant will also be reaching out to you between now and your desired move in date with helpful hints and additional information about North Haven, Fort Wainwright and the Fairbanks Area.

If you did not submit all of the required documents with your application, please send them as a PDF to your Leasing Consultant at your earliest convenience.





**The Leasing Office is co-located with the Housing Services Office.
Please contact them for questions about your Alaska Benefits.**



**Directorate of Public Works -
Garrison Housing Division**

Housing Services Office

Mon-Fri 0730-1630;
Exception Wednesdays 0900 -
1630

Phone: (907) 353-1190 / 1696 / 1659 / 4237

We look forward to you and your family being part of North Haven Communities!

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[Click here to visit our website](#)

