



Minot Air Force Base

Housing at a Glance

January 2024



Summary

The purpose of this Housing at a Glance report is to present information about the Minot Air Force Base (AFB) on- and off-base housing communities. Based on AFCEC/CIM's analysis, Service members and their families arriving at Minot AFB will likely be able to find housing on-base but face a challenging community housing market, especially for 4-bedroom units.



Local Housing Statistics

City, State:	Minot, ND
County / Zip Code:	Ward / 58705
Population ¹ :	68,870
Percent Homeowners / Renters ¹ :	66% / 34%
Avg. Sales Price (Dec 23) ² :	\$226K
Homes For Sale (\$200K-\$400K) ⁴ :	59

Privatized Housing³

	Qty	%
Target Tenants	1152	72%
Other Eligible Tenants (OETs)	181	11%
Vacant Units	107	7%
Unavailable Units	166	10%
TOTAL UNITS	1606	100%

Balfour Beatty Communities owns Minot AFB family housing and is responsible for maintaining, constructing, and managing the community.

Community Rentals Available⁴

Grade	BAH	1BR	2BR	3BR	4BR	TOT
E1-E4	\$580-\$966	52	71	3	0	126
E5-E6, O1-O2	\$967-\$1416	3	60	20	3	86
E7-E9, O3	\$1417-\$1488	0	0	0	0	0
O4-O7	\$1489-\$1851	0	1	6	1	8
TOTAL RENTALS		55	132	29	4	220

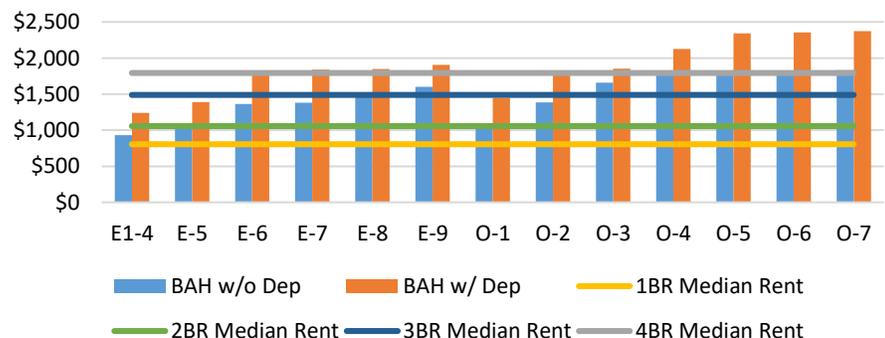
Community rental housing available within 20 miles or 60-minute commute and within rent component of BAH.

Unaccompanied Housing(UH)⁵

	Qty	%
UH Eligible (E1-E4)	1033	92%
Vacant Beds	14	1%
Unavailable Beds	73	7%
TOTAL UNITS	1120	100%

The Air Force provides dormitories for unaccompanied service members in grades E1 to E3 and E4 with less than 3 years.

BAH⁶ & Median Rents⁷



This chart shows that the median rent for 3- and 4-bedroom units exceed the BAH for the lower grades.



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Housing Website: www.housing.af.mil/Home/Units/Minot/

Military Housing Office Chief:	Tim Knickerbocker; timothy.knickerbocker.1@us.af.mil
Dorms Manager:	MSgt Beverly Gorham; beverly.gorham@us.af.mil
Military & Family Readiness Center:	5thforcesupport.com/mfrc/
Resident Advocate:	Racquel Labadie; racquel.labadie.1@us.af.mil

Privatized Housing Website: www.minotafbhomes.com

PH Community Lead: **Deana Fulton;** dfulton@bbcgrp.com



DoD & Air Force Housing Resources



Service-designed tool to connect Service members and their families with community housing rental listings located near U.S. military bases.



HEAT allows Service members to get information about on- and off-base Family Housing and to begin the process of applying for Military Family Housing and Privatized Family Housing prior to a PCS transfer.



Air Force Housing website assists Airmen, Guardians, and their families transitioning to new homes by provides information such as housing referral services, Privatized Housing Tenant Bill of Rights overview, HEAT tool, links to installation-specific housing sites, and additional Military Housing Office resources.



24/7 gateway to trusted information, resources, and confidential help for military members and their families.



The Air Force Housing Call Center toll-free number is 1-800-482-6431 and is available 24/7 for residents to communicate any housing concerns.



Sources:

- 1 Market-at-a-Glance, Ward County, ND; Housing & Urban Development (HUD) Jan 24
- 2 Realtor.com, Ward County, ND Dec 23
- 3 AF Portfolio & Asset Control & Evaluation System (AFPACES) Occupancy Report 30 Nov 23
- 4 Zillow.com search 11 Jan 24
- 5 enterprise Military Housing (eMH) 2 Jan 24
- 6 2024 BAH, Defense Travel Management Office
- 7 FY24 50th Percentile Rent Estimates, HUD