



Offutt 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 housing within the Offutt Air Force Base (AFB) on- and off-base communities. Based on AFCEC/CIM's analysis, Service members and their families arriving at Offutt AFB will be able to find housing on- and off-base, but four-bedroom units are in limited supply in the community.



Local Housing Statistics

City, State:	Bellevue, NE
County / Zip Code:	Sarpy / 68005
Population ¹ :	196,553
Percent Homeowners / Renters ¹ :	71% / 29%
Avg. Sales Price (Dec 23) ² :	\$410K
Homes For Sale (\$250K-\$400K) ⁴ :	692

Privatized Housing³

	Qty	%
Target Tenants	972	50%
Other Eligible Tenants (OETs)	825	42%
Vacant Units	66	3%
Unavailable Units	91	5%
TOTAL UNITS	1954	100%

America First Communities own Offutt 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	\$816-\$1331	202	222	37	2	463
E5-E6, O1-O2	\$1332-\$1804	53	136	141	20	350
E7-E9, O3	\$1805-\$1910	3	32	47	5	87
O4-O7	\$1911-\$2460	4	41	101	43	189
TOTAL RENTALS		262	431	326	70	1089

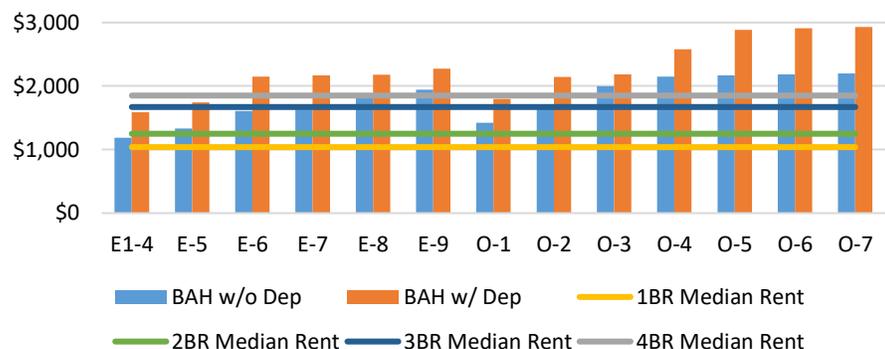
Community rental housing available within 20 miles or 60-minute commute and within rent component of BAH.

Unaccompanied Housing(UH)⁵

	Qty	%
UH Eligible (E1-E4)	404	68%
Vacant Beds	21	4%
Unavailable Beds	166	28%
TOTAL UNITS	591	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 a 3-bedroom and 4-bedroom unit exceeds the total BAH for grades E1 to E4.



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Housing Website: www.housing.af.mil/Home/Installations/Offutt-AFB/

Military Housing Office Chief: Bradley Elkjer; bradley.elkjer.1@us.af.mil

Dorms Manager: Edward Bockman; edward.bockman@us.af.mil

Military & Family Readiness Center: www.offutt55fss.com/military-family-readiness/

Resident Advocate: Joe Becker; joseph.becker.12@us.af.mil



Privatized Housing Website: www.risingview.com

PH Community Lead: Sara Delisi; sdelisi@burlingtoncapital.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, Sarpy County, NE; Housing & Urban Development (HUD) Jan 24
- ² Realtor.com, Sarpy County, NE Dec 23
- ³ AF Portfolio & Asset Control & Evaluation System (AFPACES) Occupancy Report 30 Nov 23
- ⁴ Zillow.com search 18 Jan 24
- ⁵ enterprise Military Housing (eMH) 2 Jan 24
- ⁶ 2024 BAH, Defense Travel Management Office
- ⁷ FY24 50th Percentile Rent Estimates, HUD