



Columbus Air Force Base

Housing at a Glance

March 2025



Summary

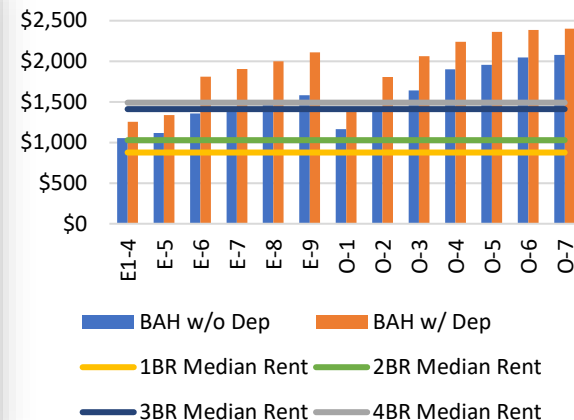
The purpose of this Housing at a Glance report is to present information about the housing within the Columbus Air Force Base (AFB) on- and off-base communities. Based on AFCEC/CIM's analysis, Service members and their families arriving at Columbus AFB will likely find housing on-base, but face limited housing choices in the community, especially for 3- and 4-bedroom units.

Local Housing Statistics

City, State:	Columbus, MS
County / Zip Code:	Lowndes / 39705
Population ¹ :	57,283
Percent Homeowners / Renters ¹ :	62%/38%
Avg. Sales Price (Feb 2025) ² :	\$214K
Homes For Sale (\$200K-\$400K) ⁴ :	178

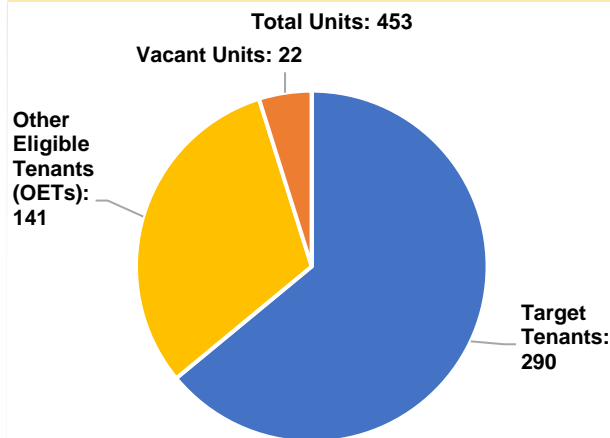


BAH⁶ & Median Rents⁷



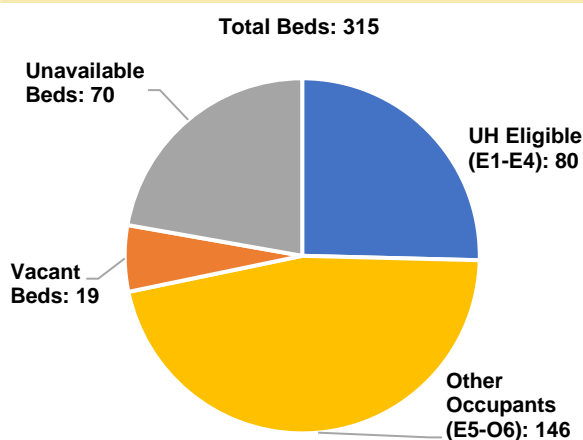
This chart shows that the median rent for 3- and 4-bedroom units exceed the total BAH for grades E1 to E5 and O1.

Privatized Housing^{3&5}



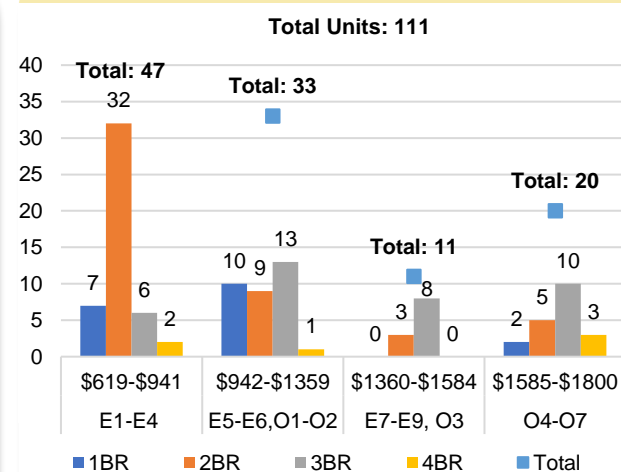
Hunt Military Communities owns Columbus AFB family housing and is responsible for maintaining, constructing, and managing the community.

Unaccompanied Housing (UH)⁵



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

Community Rentals Available⁴



Community rental housing available within the HRMA market area and rent component of BAH.



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DoD & Air Force Housing Resources



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 (FH) and to begin the process of applying for MFH and Privatized FH prior to a PCS transfer.



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.

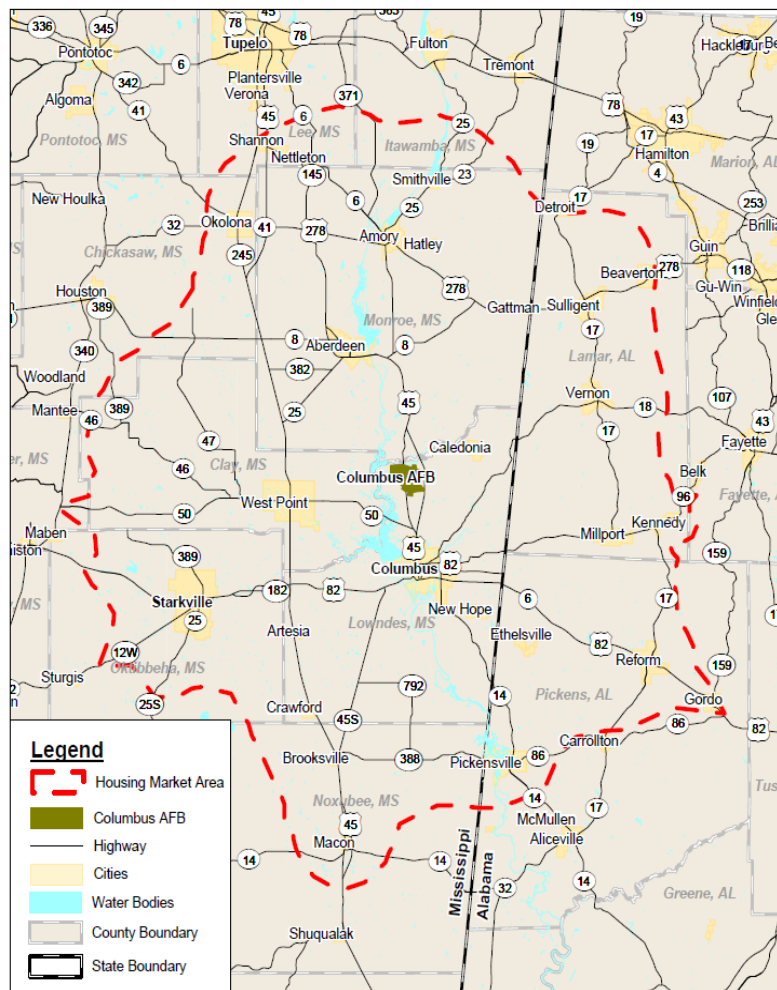


24/7 gateway to trusted information, resources, and confidential help for military members and their families.



Toll-free number available 24/7 for Residents to communicate any housing concerns.

Housing Market Area – Columbus HRMA, 2008



Columbus AFB is located in Lowndes County, Mississippi, approximately 7 miles north of the City of Columbus. The Housing Market Area includes all of Lowndes County and most of Monroe County and Clay County in Mississippi, and Lamar County, Alabama.

Housing Website:

www.housing.af.mil/Home/Installations/Columbus-AFB/

Military Housing Office Chief:

Elizabeth (Kay) Heath;
elizabeth.heath.2@us.af.mil

Dorms Manager:

TSgt Ryan Forge;
ryan.forge@us.af.mil

Military & Family Readiness Center:

www.columbusafbliving.com/military-family-readiness-center/

Resident Advocate:

Jonah Shalack;
jonah.shalack@us.af.mil

Privatized Housing Websites:

www.columbusfamilyhousing.com

PH Community Lead:

Kessler Cowans;
kessler.cowans@huntcompanies.com



Sources:

- 1 Market-at-a-Glance, Lowndes, MS; Housing & Urban Development (HUD) 18 Feb 25
- 2 Realtor.com, Lowndes County, MS Feb 25
- 3 AF Portfolio & Asset Control & Evaluation System (AFPACES) Occupancy Report 31 Jan 25
- 4 Zillow.com 6 Mar 25
- 5 enterprise Military Housing (eMH) 5 Mar 25
- 6 2025 BAH, Defense Travel Management Office
- 7 FY25 50th Percentile Rent Estimates, HUD
- 8 Housing Requirements & Market Analysis, Columbus AFB, 2008