



Fairchild Air Force Base

Housing at a Glance

March 2025



Summary

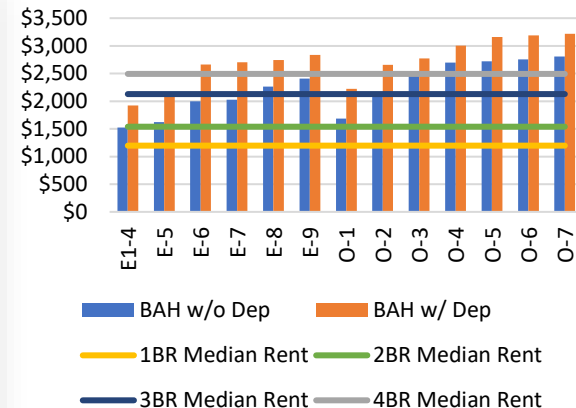
The purpose of this Housing at a Glance report is to present information about the Fairchild Air Force Base (AFB) on- and off-base housing communities. Based on AFCEC/CIM's analysis, Service members and their families arriving at Fairchild AFB will likely find some available housing on-and off-base but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

Local Housing Statistics

City, State: Spokane, WA
County / Zip Code: Spokane / 99026
Population¹: 614,653
Percent Homeowners / Renters¹: 65%/35%
Avg. Sales Price (Feb 2025)²: \$415K
Homes For Sale (\$250K-\$400K)⁴: 328

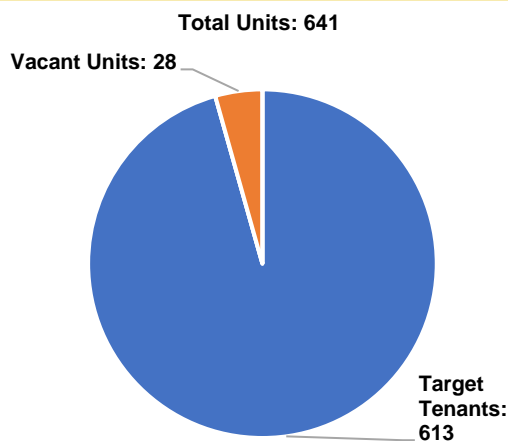


BAH⁶ & Median Rents⁷



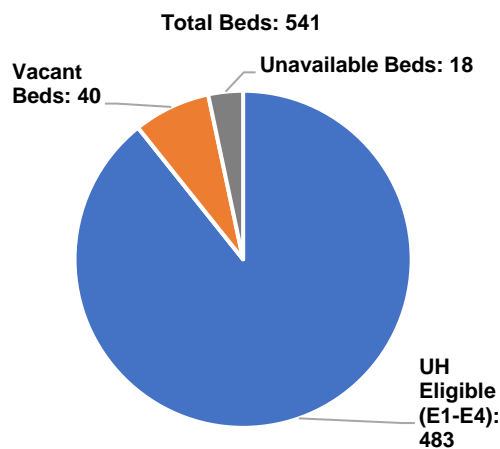
This chart shows that the median rent for 3-bedroom units exceed total BAH for grades E1 to E4 and the median rent for 4-bedroom units exceed total BAH for grades E1 to E5 and O1.

Privatized Housing^{3&5}



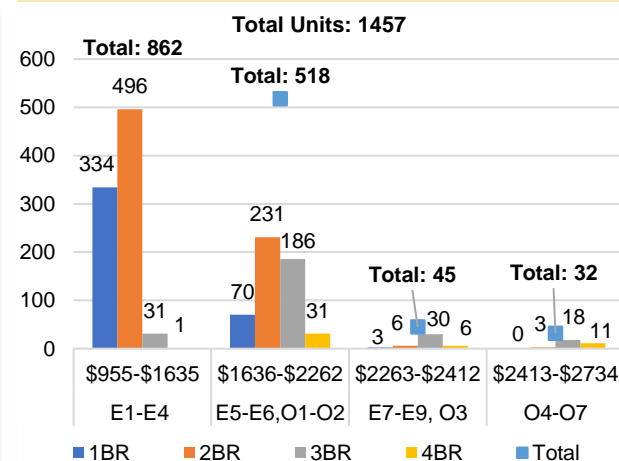
Balfour Beatty Communities own Fairchild AFB family housing and is responsible for maintaining, constructing, and managing the community.

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.

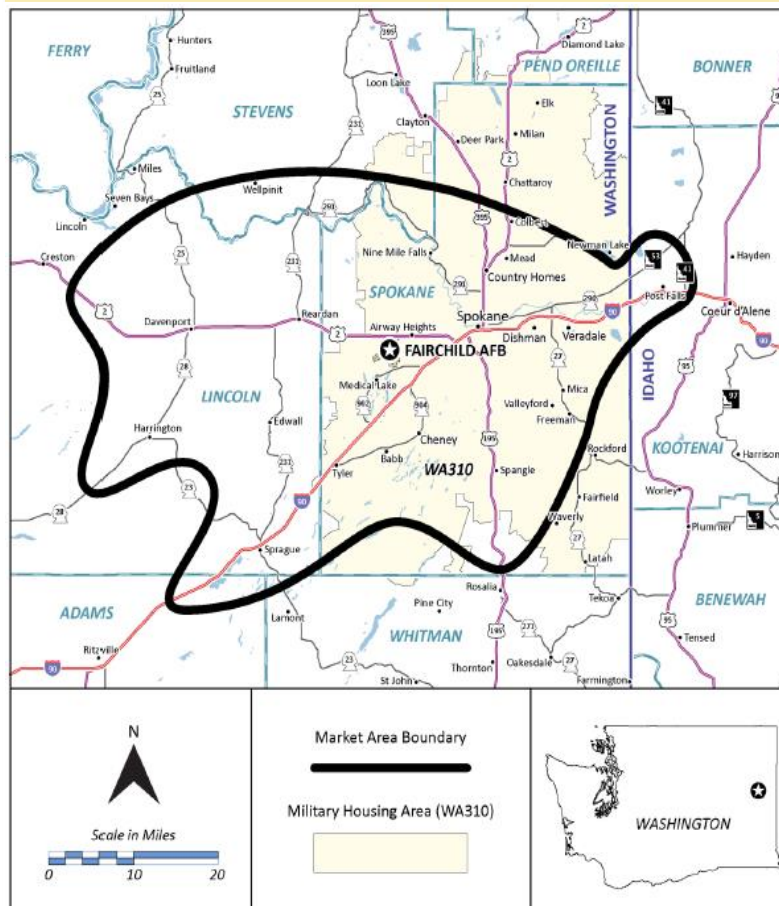


24/7 gateway to trusted information, resources, and confidential help for military members and their families.



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

Housing Market Area – Fairchild HRMA, 2023



Housing Website:

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

Military Housing Office Chief:

Cheryl Steevens;
cheryl.steevens.1@us.af.mil

Dorms Manager:

MSgt Jonathan Every;
jonathan.every@us.af.mil

Military & Family Readiness Center:

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

Resident Advocate:

Jack Farver;
jack.farver@us.af.mil

Privatized Housing Websites:

www.fairchildafbhomes.com

PH Community Lead:

Dana Childers;
dchilders@bbcgrp.com



Fairchild AFB is located in eastern Washington in Spokane County, approximately 12 miles southwest of the City of Spokane just south of Highway 2. The market area boundary encompasses the majority of Spokane County and portions of Lincoln, Stevens, Adams, and Whitman counties in Washington. To the east, the market area extends into City of Post Falls in Kootenai County in Idaho.

Sources:

- 1 Market-at-a-Glance, Spokane-Spokane Valley MSA, WA; Housing & Urban Development (HUD) Mar 25
- 2 Realtor.com, Spokane County, WA Feb 25
- 3 AF Portfolio & Asset Control & Evaluation System (AFPACES) Occupancy Report 31 Jan 25
- 4 Zillow.com 27 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, Fairchild AFB, 2023