



Joint Base San Antonio-Fort Sam Houston

Housing at a Glance

March 2025



Summary

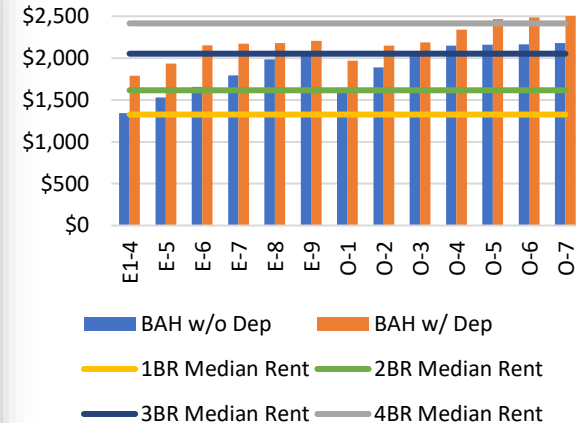
The purpose of this Housing at a Glance report is to present information about the housing within the Joint Base San Antonio (JBSA)-Fort Sam Houston on- and off-base communities. Based on AFCEC/CIM's analysis, Service members and their families arriving at JBSA-Fort Sam Houston will likely find available housing on- and off-base. However, four-bedroom units will likely be in limited supply for the lower grades in the community.

Local Housing Statistics

City, State: San Antonio, TX
County / Zip Code: Bexar / 78257
Population¹: 2,703,999
Percent Homeowners / Renters¹: 64%/36%
Avg. Sales Price (Feb 2025)²: \$295K
Homes For Sale (\$250K-\$400K)⁴: 6325



BAH⁶ & Median Rents⁷

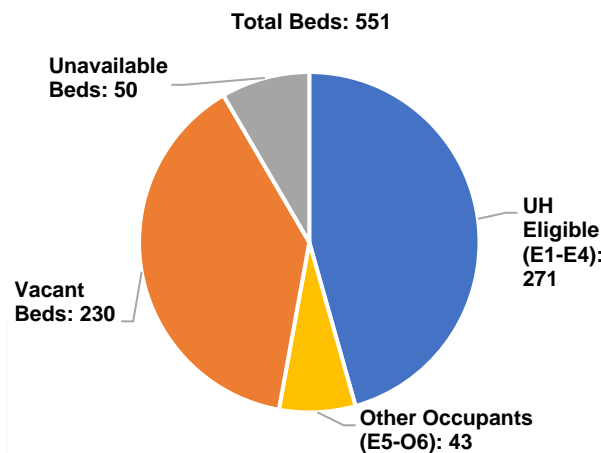


This chart shows that median rent for 3-bedroom units exceed the total BAH for grades E1 to E5 and O1 and median rent for 4-bedroom units exceed the total BAH for grades E1 to O4.

Privatized Housing³

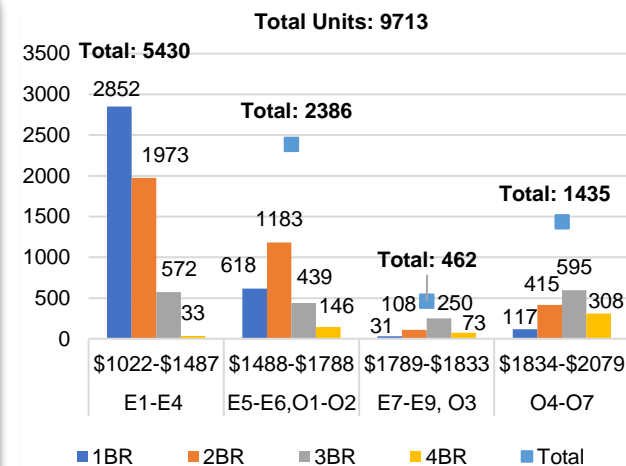
At Joint Base San Antonio (JBSA), housing on Fort Sam Houston is privatized. The privatization of Fort Sam Houston housing took effect on March 1, 2005. The partnership, between the Department of the Army and Hunt Military Communities is Fort Sam Houston Family Housing, LP (FSHFH). The housing inventory consists of 925 homes in 8 villages (440 acres). The on-post housing is managed by Hunt Military Communities. Hunt Military Communities accepts and processes Service Members application for and assigns on-post housing, maintains the wait list, processes work orders, and conducts resident activities.

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.



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.

Sources:

¹ Market-at-a-Glance, San Antonio, TX MSA; Housing & Urban Development (HUD) 18 Feb 25

² Realtor.com, Bexar County, TX Feb 25

³ <https://www.housing.af.mil/Home/Installations/Joint-Base-San-Antonio/>

⁴ Zillow.com 6 Mar 25

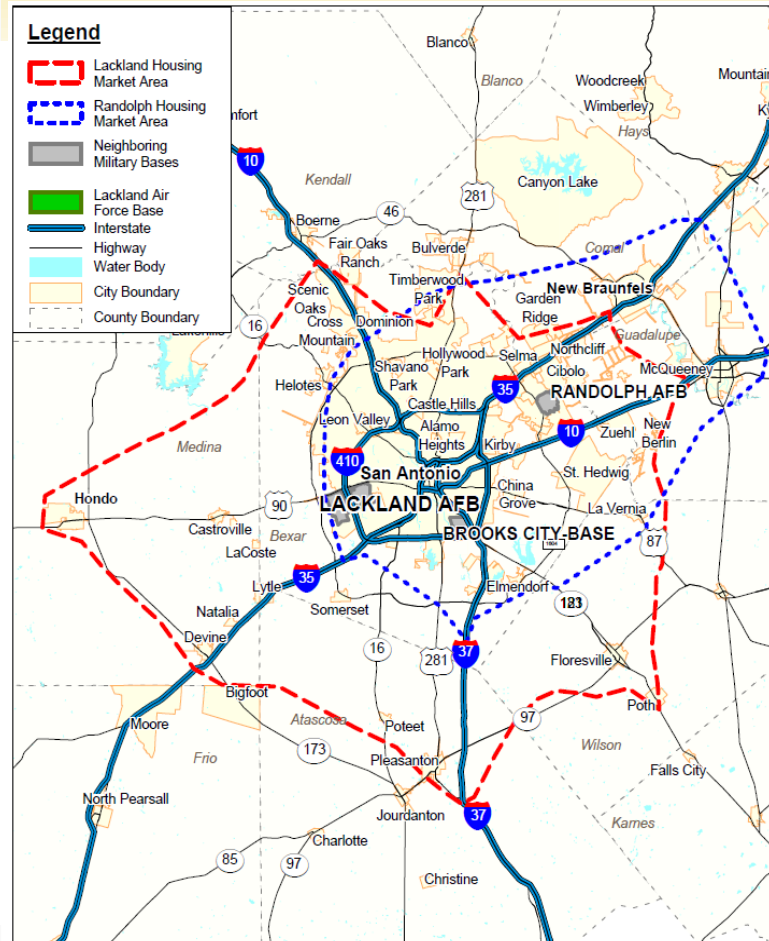
⁵ enterprise Military Housing (eMH) 5 Mar 25

⁶ 2025 BAH, Defense Travel Management Office

⁷ FY25 50th Percentile Rent Estimates, HUD

⁸ Housing Requirements & Market Analysis, Joint Base San Antonio-Lackland, 2005

Housing Market Area – Joint Base San Antonio-Lackland HRMA, 2005



JBSA-Fort Sam Houston is part of Joint Base San Antonio, which includes Lackland Air Force Base and Randolph Air Force Base. It is located within the city of San Antonio and in Bexar County, Texas. Included within the market area are portions of Medina County to the west and Atascosa County to the south.

Housing Website:

www.housing.af.mil/Home/Installations/Joint-Base-San-Antonio/

Military Housing Office Chief:

Wilford Long;
wilford.long@us.af.mil

Dorms Manager:

Kwan Chen;
kwan.chen@us.af.mil

Military & Family Readiness Center:

www.jbsa.mil/Resources/Military-Family-Readiness/

Resident Advocate:

N/A (Army does not have Resident Advocates)

Privatized Housing Website:

www.fortsamhoustonfamilyhousing.com

