



### Summary

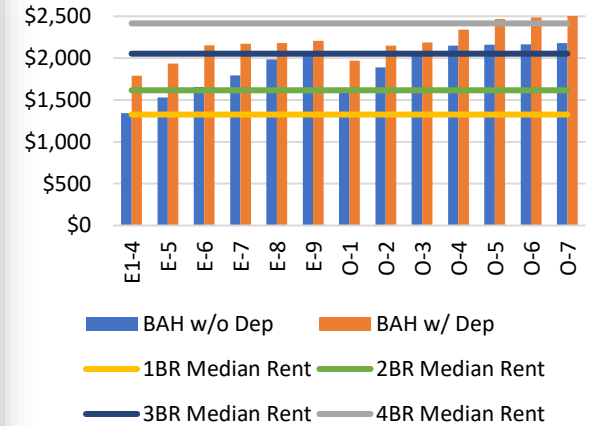
The purpose of this Housing at a Glance report is to present information about the housing within the Joint Base San Antonio (JBSA)-Lackland on- and off-base communities. Based on AFCEC/CIM's analysis, Service members and their families arriving at JBSA-Lackland will likely find available housing on-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

### Local Housing Statistics

**City, State:** San Antonio, TX  
**County / Zip Code:** Bexar / 78257  
**Population<sup>1</sup>:** 2,703,999  
**Percent Homeowners / Renters<sup>1</sup>:** 64%/36%  
**Avg. Sales Price (Feb 2025)<sup>2</sup>:** \$295K  
**Homes For Sale (\$250K-\$400K)<sup>4</sup>:** 6325

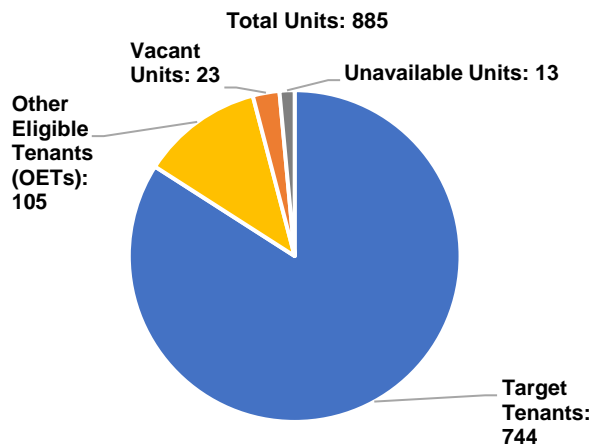


### BAH<sup>6</sup> & Median Rents<sup>7</sup>



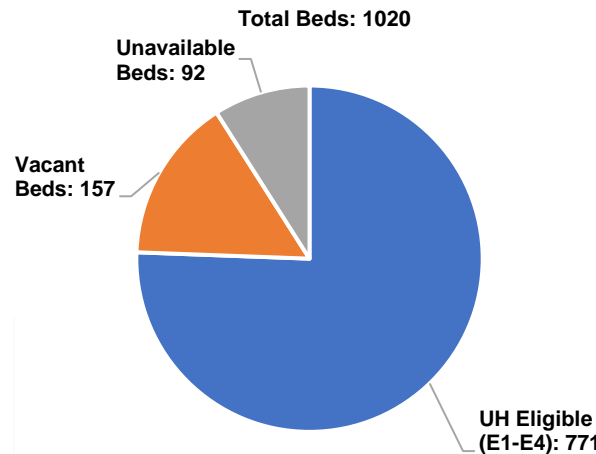
This chart shows that median rent for 3-bedroom units exceed the total BAH for grades E1 to E5 and O1 and median rent for 4-bedroom units exceed the total BAH for grades E1 to O4.

### Privatized Housing<sup>3&5</sup>



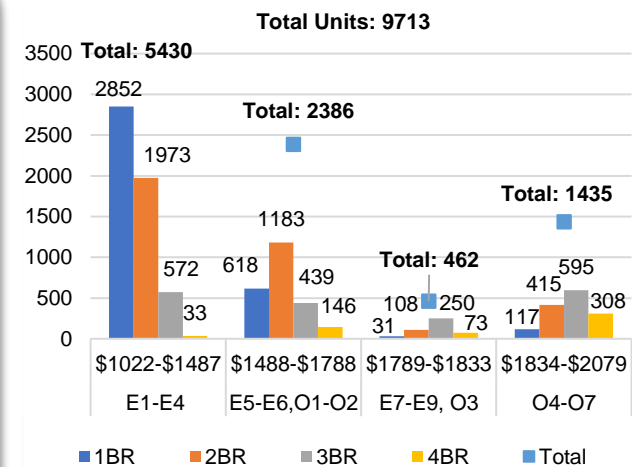
Balfour Beatty Communities owns JBSA-Lackland family housing and is responsible for maintaining, constructing, and managing the community.

### Unaccompanied Housing (UH)<sup>5</sup>



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

### Community Rentals Available<sup>4</sup>



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



# Joint Base San Antonio-Lackland



## Housing at a Glance

March 2025

### 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.

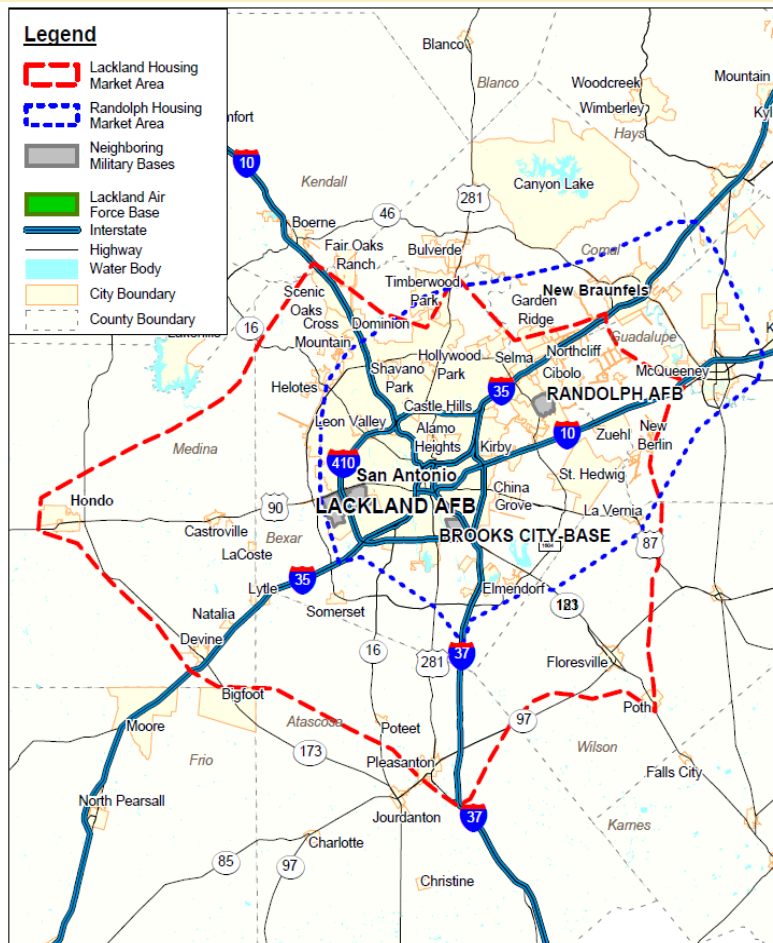


Toll-free number available 24/7 for Residents to communicate any housing concerns.

### 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 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, Joint Base San Antonio-Lackland, 2005

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



**JBSA-Lackland is part of Joint Base San Antonio, which includes Fort Sam Houston 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/](http://www.housing.af.mil/Home/Installations/Joint-Base-San-Antonio/)

### Military Housing Office Chief:

Darrell Gant (Acting MHO);  
darrell.gant@us.af.mil

### Dorms Manager:

Nina St Floyd;  
nina.thomas@us.af.mil

### Military & Family Readiness Center:

[www.jbsa.mil/Resources/Military-Family-Readiness/](http://www.jbsa.mil/Resources/Military-Family-Readiness/)

### Resident Advocate:

Beverly Ebbers;  
beverly.ebbers@us.af.mil

### Privatized Housing Websites:

[www.lacklandfamilyhomes.com](http://www.lacklandfamilyhomes.com)

### PH Community Lead:

Sonia Maranon;  
smaranon@bbcgrp.com

