



U.S. Air Force Academy

Housing at a Glance

March 2025



Summary

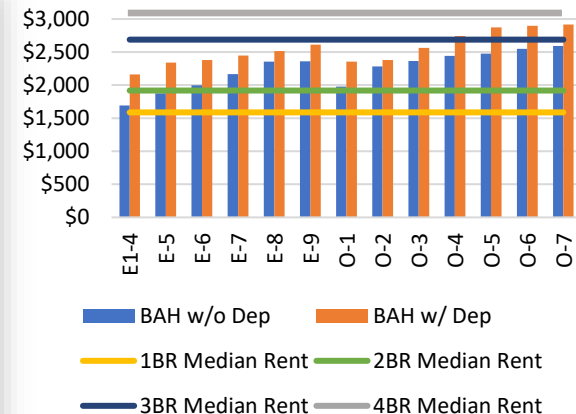
The purpose of this Housing at a Glance report is to present information about the housing within the U.S. Air Force Academy (USAFA) on- and off-base communities. Based on AFCEC/CIM's analysis, Service members and their families arriving at USAFA will be able to find housing on- and off-base but find 4-bedroom units limited in the community for the lower grades. USAFA also has two occupied, government-owned GOQs on-base.

Local Housing Statistics

City, State: Colorado Springs, CO
County / Zip Code: El Paso / 80106
Population¹: 744,215
Percent Homeowners / Renters¹: 66%/34%
Avg. Sales Price (Feb 2025)²: \$455K
Homes For Sale (\$250K-\$400K)⁴: 802

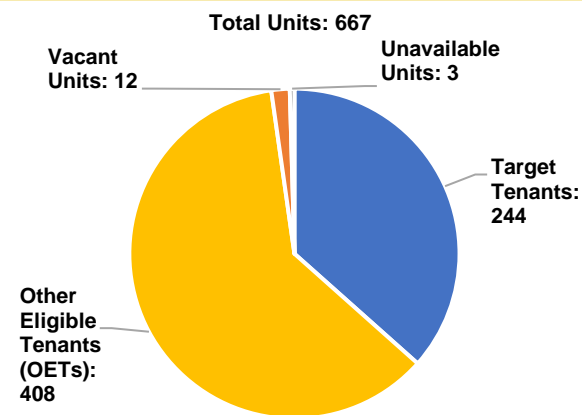


BAH⁶ & Median Rents⁷



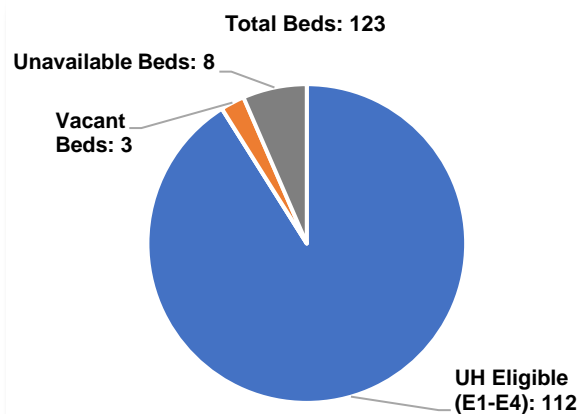
This chart shows that the median rent for a 3BR unit exceeds the total BAH for E1 to O3 and the median rent for a 4BR unit exceeds the total BAH for all grades.

Privatized / Government Housing^{3&5}



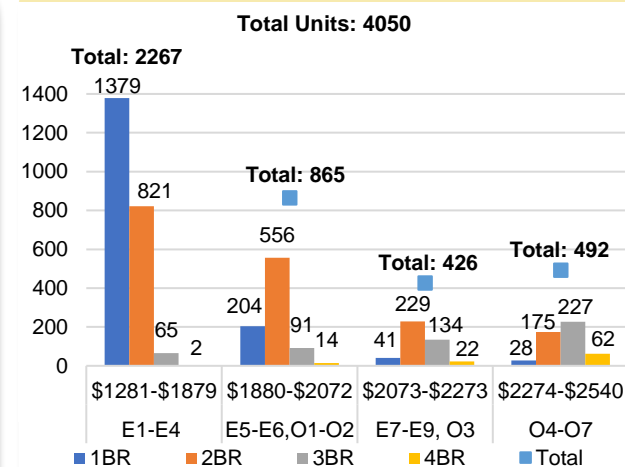
Government-owned units consist of 2 General Officer Quarters. Hunt Military Company owns the U.S Air Force Academy family housing and is responsible for maintaining, constructing, and managing the community.

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.

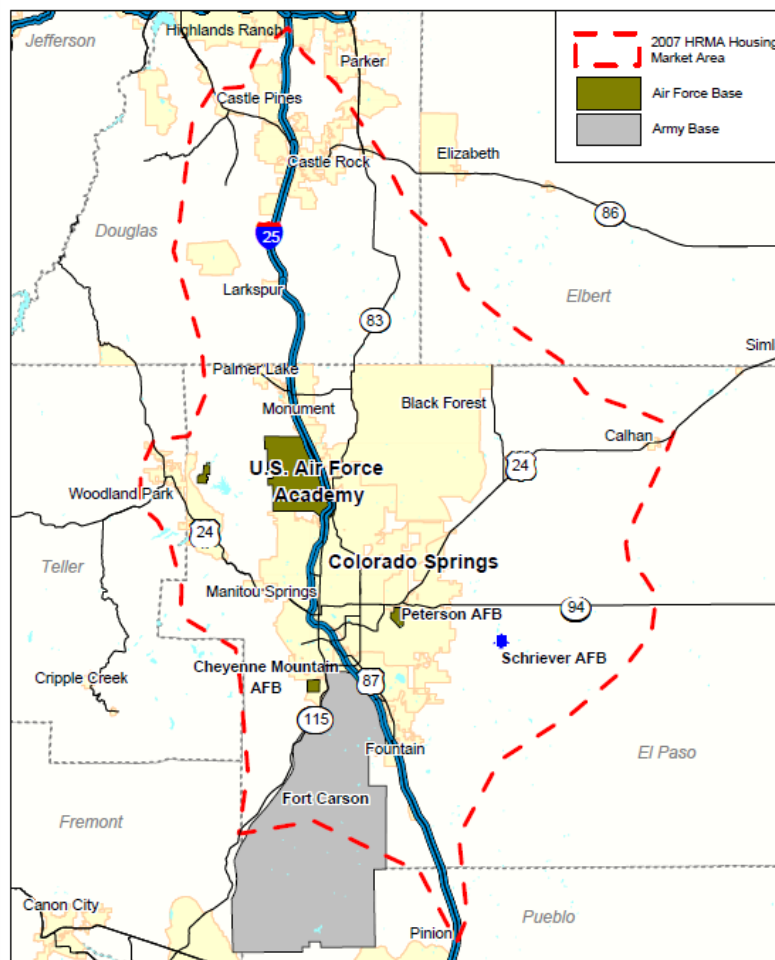


Toll-free number available 24/7 for Residents to communicate any housing concerns.

Sources:

- 1 Market-at-a-Glance, El Paso County, CO; Housing & Urban Development (HUD) Mar 25
- 2 Realtor.com, El Paso County, CO 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, U.S. Air Force Academy, 2007

Housing Market Area – AF Academy HRMA, 2007



The U.S. Air Force Academy is located north of Colorado Springs, Colorado. Included within the Housing Market Area are most of El Paso County and a large portion of Douglas County, including the City of Castle Rock. The Housing Market Area also includes small portions of Pueblo, Elbert and Teller Counties and a sliver of Fremont County.

Housing Website:

www.housing.af.mil/Home/Installations/Air-Force-Academy/

Military Housing Office Chief:

Heather Lewis;
heather.lewis.1@us.af.mil

Dorms Manager:

MSgt Andrew Wise;
andrew.wise.1@us.af.mil

Military & Family Readiness Center:

usafasupport.com/military-family-readiness/

Resident Advocate:

Ed Montville;
edward.montville.1@us.af.mil

Privatized Housing Websites:

www.airforceacademyhousing.com

PH Community Lead:

Shelly Mills;
shelly.mills@huntcompanies.com

