



Vandenberg Space Force Base

Housing at a Glance

March 2025



Summary

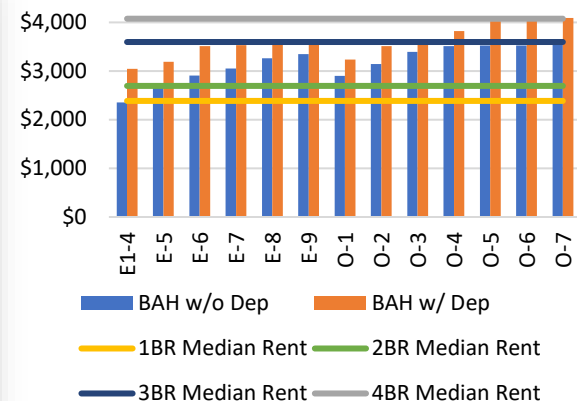
The purpose of this Housing at a Glance report is to present information about the housing within the Vandenberg Space Force Base (SFB) on- and off-base communities. Based on AFCEC/CIM's analysis, service members and their families arriving at Vandenberg SFB will likely find housing available on-base but limited affordable housing off-base in the community.

Local Housing Statistics

City, State: Lompoc, CA
County / Zip Code: Santa Barbara / 93437
Population¹: 441,257
Percent Homeowners / Renters¹: 51%/49%
Avg. Sales Price (Feb 2025)²: \$1,400,000
Homes For Sale (\$250K-\$400K)⁴: 14

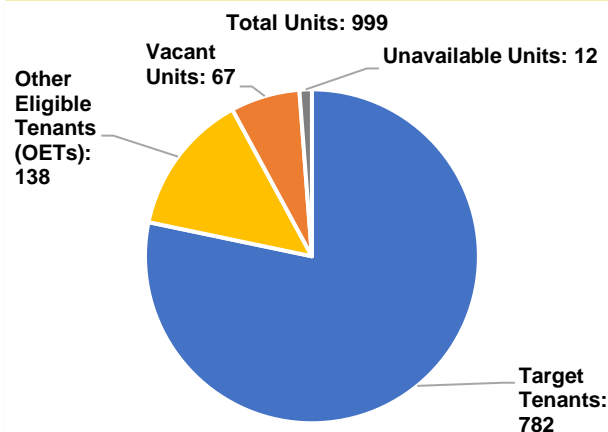


BAH⁶ & Median Rents⁷



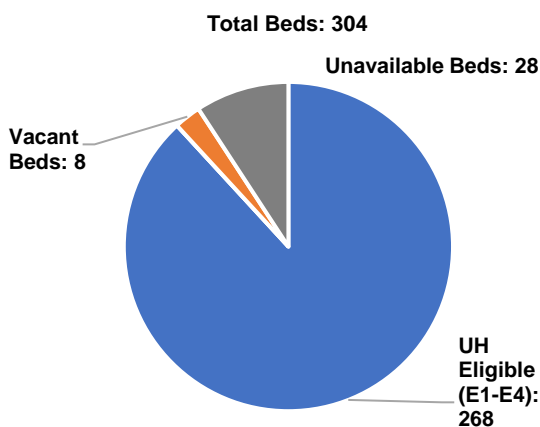
This chart shows that the median rent for a 3BR unit exceeds the total BAH for E1 to E8 and O1 to O3 and the median rent for a 4BR unit exceeds the total BAH for grades E1 to O6.

Privatized Housing^{3&5}



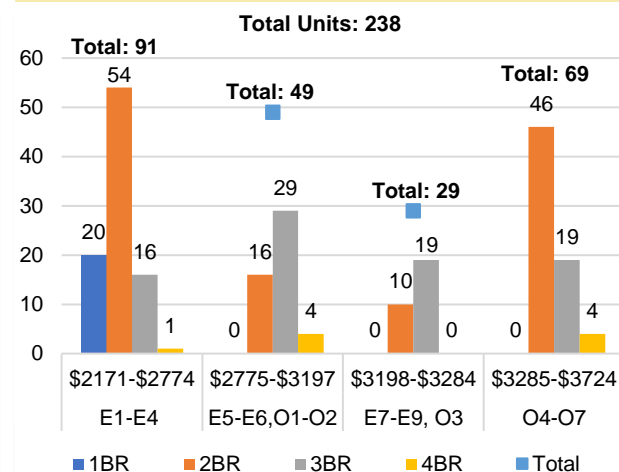
Balfour Beatty Communities owns Vandenberg SFB family housing and is responsible for maintaining, constructing, and managing the community.

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 – Vandenberg HRMA, 2006



Vandenberg AFB is located in the southern portion of California and is in Santa Barbara County and the Santa Barbara-Santa Maria Metropolitan Area. The Housing Market Area extends to the City of Oceano to the north, through the Los Padres National Forest to the east, and to the Pacific Ocean to the west and south.

Housing Website:

www.housing.af.mil/Home/Installations/Vandenberg-SFB/

Military Housing Office Chief:

Gretchen Swinehart;
gretchen.swinehart@spaceforce.mil

Dorms Manager:

TSgt Darren Kasten;
darren.kasten@spaceforce.mil

Military & Family Readiness Center:

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

Resident Advocate:

Jacqueline Core;
jacqueline.core.1@us.af.mil

Privatized Housing Websites:

www.vandenbergfamilyhomes.com

PH Community Lead:

Justin Wood;
jvwood@bbcgrp.com



Sources:

- 1 Market-at-a-Glance, Santa Barbara County, CA; Housing & Urban Development (HUD) Mar 25
- 2 Realtor.com, Santa Barbara County, CA 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, Vandenberg SFB, 2006