



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS, 55TH WING (ACC)
OFFUTT AIR FORCE BASE NEBRASKA

MEMORANDUM FOR INBOUND PERSONNEL

OCT 9 2012

FROM: 55 WG/CC

SUBJECT: Family Housing Options

1. Welcome! In our effort to help you and your family have a smooth move to Offutt AFB, we want to make you aware of an exciting new housing option available on and off the installation. Our installation's military family housing is privatized. Rising View, known as the Project Owner (PO), owns the family housing and is responsible for maintaining, repairing and managing housing as required. In addition to having the option to purchase or rent housing in the local community, you now have the option to reside in privatized housing (PH) by signing a Tenant Lease Agreement with Rising View. Unlike community housing, rent for the privatized home of your choice cannot exceed the "with dependent" BAH rate when designated for your rank.
2. Our privatized housing is a part of the Air Force's larger initiative to eliminate inadequate housing for Airmen. All of the houses built or renovated under the housing privatization program meet and, in most cases, far exceed the Department of Defense's adequacy housing standards. Privatized housing is very comparable to housing in the local community. Rising View has also replaced and constructed new community amenities, such as a Community Center, playgrounds, tot lots, walking trails, two full-size basketball courts, six sand volleyball courts and one regulation size soccer field that has improved the quality of life for Airmen and their families. A brochure, prepared by Rising View, providing more detail regarding the homes and community amenities that are available in our privatized housing community is attached. You can also visit their website at www.risingview.com. This is an exciting time in the housing arena with marvelous opportunities for our families. I encourage you to consider PH.
3. When you arrive at the installation, visit the Housing Management Office (HMO) as required by your PCS orders, following block 23. The housing team will provide you the latest information available on the privatized housing initiative as well as community housing referral services. The HMO is a valuable source in providing school, utility and other community information. I encourage you to contact them now at DSN 271-6242.
4. Again, welcome! We know you will enjoy your tour at Offutt AFB. Here's wishing you and your family a safe move.

A handwritten signature in black ink, appearing to read "J. T. Rauch".

JOHN T. RAUCH, JR., Colonel, USAF
Commander

Attachment:
Rising View Welcome Information

The Sun Never Sets on the Fightin' Fifty-Fifth



Congratulations on your new assignment to Offutt Air Force Base! Moving to a new location is often full of anxiety; however, the team at Rising View is committed to making your transition to military housing and the Omaha area easy and hassle-free! Active duty married as well as single/unaccompanied members who receive BAH qualify for base housing.

Through the privatization of military housing, Rising View was awarded the management, renovation, and future development of military housing at Offutt Air Force base. Rising View is a partnership of Omaha-based companies with experience and expertise on a national level in all areas of real estate development and management.

Rising View believes in the importance of keeping our customers happy. We have comprised a team of professional and dedicated individuals committed to providing quality homes combined with personal service, support, and a sense of community. We constantly strive to provide extraordinary customer service while creating a community you will be proud to call home! Enclosed you will find information about the team at Rising View, the Omaha area, cost comparisons of base housing vs. renting an apartment, and the many amenities provided.

We invite you to contact our office commercially at (402) 991-9840 or via DSN 272-6713 prior to arriving and we will answer any questions you might have. If you would prefer, you could also contact our Assistant Director of Property Management, Kelly Hunter, at khunter@afpmanagement.com. For the housing application, floorplans, pictures, and more helpful information visit our website: www.risingview.com.

We wish you a safe trip to Offutt and the Omaha area and we look forward to serving you!

Dora Stuch

Dora Stuch
Director of Property Management, CDPM

WELCOME

**Congratulations on your new assignment!
Now the question is, "Where will I live?"**

We have the answer!

Rising View is a beautiful community complete with mature trees, parks, and quiet streets. Located just minutes from Offutt Air Force Base, restaurants, shopping, and entertainment venues, it's the perfect place to call home! Our close-knit community residents enjoy small-town living with all the benefits of a big city. Rising View provides military members quality, affordable housing in a community they are proud to call home!

See What We Have to Offer!

At Rising View there are numerous amenities perfect for busy military members.

- ★ **FREE Utilities**
- ★ **FREE Renter's Insurance**
- ★ **No Security Deposit**
- ★ **No Application Fee**
- ★ **Professional, Caring, Courteous Staff**
- ★ **24-Hour Emergency Maintenance**
- ★ **Spacious Yards & Private Storage**
- ★ **Covered Parking at Your Door**
- ★ **Pet Friendly Community**
- ★ **Dog Park & Walking Trails**
- ★ **Community Activities**
- ★ **Home vs. Apartment**
- ★ **Close to Restaurants & Shopping**
- ★ **Minutes to Offutt**
- ★ **Minutes to Major Freeways**
- ★ **Unaccompanied Roommates now welcome!**
* Call for eligibility details
- ★ **Mil to Mil Savings**
* Call for details

Contact us!

Please call or email anytime prior to your arrival and we can schedule a time to meet and discuss your housing needs. Check out our website to see a list of frequently asked questions and additional information. Or, call us once you are in town and we can make arrangements to meet.

Phone:

402-991-9840
(DSN 272-6713)

Email:

offutt@
afpmanagement.com

Address:

3116 Lockbourne Dr.
Bellevue, NE 68123



Office Hours:

Monday-Friday
7:30 am - 5:00 pm

Saturday
9:00 am - 1:00 pm

Sunday
Closed

WWW.RISINGVIEW.COM

RisingView
A BELLEVUE/OFFUTT
COMMUNITY

WHAT TO EXPECT

Need a place to live when you come to Offutt?
We have the answer!

Rising View provides military members quality, affordable housing in a community they are proud to call home!

Our town homes are located in a beautiful setting with mature trees, quiet streets, recreational areas and family-friendly parks. Our close-knit community of military members enjoy small-town living with all the benefits of a big city.

Here is what you can expect when arriving at Rising View!

- ★ Free Utilities
- ★ Free Renter's Insurance
- ★ Minutes to Offutt
- ★ 24-Hour Emergency Maintenance Service
- ★ Private Yards
- ★ Covered Parking at Your Door
- ★ Pets Allowed
- ★ Dog Park
- ★ Playgrounds and Parks
- ★ Access to Bike Trails
- ★ Planned Community Activities
- ★ Close to Shopping, Restaurants and Entertainment
- ★ Professional, Caring, On-Site Management Team!



Spacious Homes



Neighborhood Playgrounds



Beautiful Landscaping

**ASK ABOUT
OUR MOVE-
IN SPECIAL!**

WWW.RISINGVIEW.COM

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But that's not all! Here are a few more things you can expect!

- ★ One of our knowledgeable, friendly leasing professionals will sit down with you and listen to your requirements and expectations regarding your new home.
- ★ We will then show you floor plans of the available homes that meet your needs.
- ★ We will drive you to the homes that are ready for immediate occupancy so you can see up close the layout of the home.
- ★ After that, we will discuss the terms of your housing agreement and hand you the keys to your new home!

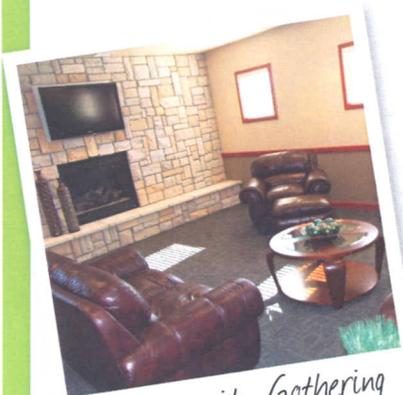
Only the Best!

We want to make your stay at Offutt a pleasant experience. We are dedicated to providing all military members with only the best in community living. We combine personal service and ongoing support to ensure everyone living at Rising View has a pleasant experience during their stay.

So You Still Have Some Questions?

We are more than happy to answer any questions you may have. Please feel free to contact us for more information.

We are excited to meet you upon your arrival!



Community Gathering Center



Historic Charm



Friendly Neighbors



Quiet Community

3116 Lockbourne Drive, Bellevue, NE 68123 • P 402-991-9840 • F 402-502-4557