

Offutt AFB, NE

Housing Relocation Assistance



OFF BASE • ON BASE



TABLE OF CONTENTS

MEMORANDUM FOR ALL INCOMING PERSONNEL	1
GENERAL HOUSING INFORMATION	2
PRIVATIZED HOUSING INFORMATION	3
AVAILABLE RELOCATION ASSISTANCE GOVERNMENT	4
LODGING ACCOMMODATIONS	5
HOTELS / KENNELS	6
RENTAL AVERAGES	7
SALES AVERAGES	8
UTILITY COMPANIES	9
SCHOOL DISTRICTS	10
BASE MAP	11
RISING VIEW MAP	12
COFFMAN HEIGHTS MAP	13
COORDINATES MAP FOR THE METRO AREA	14



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

MEMORANDUM FOR INBOUND PERSONNEL

FROM: 55 CES/CEIH

SUBJECT: Family Housing Options

1. Welcome! In our effort to help you and your family have a smooth move to Offutt AFB, I want to make you aware of housing options available on and off the installation. Our installation's military family housing is privatized. Rising View, the Project Owner (PO), owns 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 also 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" Basic Allowance Housing rate designated for your rank, and utilities are currently included.
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; in fact, current rental rates for each floorplan are determined based on comparisons to the local market economy. If that market rate is less than your Basic Allowance for Housing (BAH), you will pay the market rate instead of your BAH and keep the difference.

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 which has improved the quality of life for Airmen and their families. You can learn more about PH options available including floor plans and community information by visiting their website at www.risingview.com, like them on Facebook at www.facebook.com/risingviewofficial or call them directly at (402) 991-9840. This is an exciting time in the housing arena with marvelous opportunities for our families.

3. When you arrive at the installation, call or visit the Military Housing Office (MHO). The housing team will provide you the latest information available on the privatized housing initiative as well as community housing referral services. The MHO is a valuable source in providing school, utility and other community information. I encourage you to visit the Offutt MHO website at www.housing.af.mil/Units/Offutt along with www.homes.mil where you may click on the HEAT icon to request advance assistance and start the application process. Please also feel free to contact us at DSN 271-6242/COMM (402) 294-6242 with any further questions.

4. Again, welcome! We know you will enjoy your tour at Offutt AFB. Here's wishing you and your family a safe move.

ELKJER.BRADLEY. Digitally signed by
THOMAS.11469837
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46983754
Date: 2020.12.15 15:30:57 -0600

BRADLEY T. ELKJER
Chief, Military Housing Flight Offutt AFB,
NE

The Sun Never Sets on the Fightin' Fifty-Fifth

GENERAL HOUSING INFORMATION

All military personnel, to include unaccompanied personnel, are encouraged to process through the Military Housing Office (MHO) prior to entering into a rental lease agreement. The office will provide you information regarding any restricted housing areas, if applicable.

Eligible military personnel submit advanced applications for Privatized Housing (PH) via email (55CES.CEIH.OffuttHousing@us.af.mil).

You will need the following to complete an application:

- for Assignment to Housing (DD1746)
- a Sex Offender Discloser and Acknowledgment (AF4422)
- a Privatized Housing Questionnaire
- a copy of your Permanent Change of Station (PCS) orders
- a recent full month's Leave and Earning Statement (LES).

Digital copies of the DD1746, AF4422, and Housing Questionnaire can be found on Rising View's website, www.risingview.com. Please note you might be required to provide proof of dependents upon request.

PRIVATIZED HOUSING INFORMATION

All housing units were conveyed to America First Communities (now known as Burlington Capital Properties) on 15 September 2005 as part of the Military Housing Privatization Initiative (MHPI). Rising View Communities will operate, maintain, and manage the homes until 2055.

Housing may be privatized, but the MHO will continue to support your housing needs. The information provided below includes an overview of privatized housing and a brief description of the application process. If you have any questions, please call DSN 271-6242, Commercial (402) 294-6242, or email: 55CES.CEIH.OffuttHousing@us.af.mil.

PRIVATIZED HOUSING OVERVIEW

Privatization has brought significant improvements within the housing community, including the renovation of 484 homes, construction of 914 new homes, walking trails, full and half basketball courts, sand volleyball courts, soccer fields, picnic pavilions, and 60+ new playgrounds. Last but not least “The Pointe at Rising View,” a 5,600 gross square feet facility with a 150 max person capacity that is available to housing residents for meetings, weddings, birthday parties, etc.

You will be required to sign a one-year lease. At the end of your commitment, you will automatically transition to a month-to-month obligation and will not be required to sign a new lease. Your Basic Allowance for Housing (BAH) is based upon your current rank and dependent status; your rent will be equal to your dependent BAH or current market rate of the home, whichever is the lesser of the two. Your rent includes basic utilities (gas, water, electric, septic, and trash).

AVAILABLE RELOCATION ASSISTANCE

Our objective is to provide eligible personnel with personalized service to assist in locating suitable housing within the commuting distance of Offutt AFB. We provide the services listed below via phone or email.

- Referral to Privatized Housing
- Tenant/Landlord briefings
- General Housing Information
- Rental Listings (www.Homes.mil)

Referral to Privatized Housing:

All referrals to Privatized Housing must be made through the Military Housing Office (MHO).

55th CES/CEIH
Military Housing Office 3116 Lockbourne Drive
Bellevue, NE 68123

Commercial Phone: (402) 294-6242 - **DSN:** 271-6242

Email: 55CES.CEIH.OffuttHousing@us.af.mil

AIR FORCE INNS

906 SAC Blvd Offutt AFB DSN: 271-3671

Commercial: (402) 294-3671

Temporary Lodging Facilities (TLFs) are available for incoming military personnel. Historically, March through October are the busiest months for families requiring lodging.

Reservations should be made as far in advance as possible. You can make reservations prior to receiving PCS orders. Reservations must be re-confirmed three days prior to your arrival and will be canceled upon 1800 on the date requested unless late arrival approval is granted in advance. Late arrival may be guaranteed with a VISA, MasterCard, or Government Travel card (on file) and will only be charged for the first night's stay.

You can view Offutt AFB lodging facilities here:

<https://af.dodlodging.net/property/offutt-afb>

HOTELS NEAR OFFUTT AFB



1. WoodSpring Suites Omaha Bellevue (402) 991-5050 | www.woodspring.com
2. Microtel Inn & Suites by Wyndham Bellevue (402) 292-0191 | www.wyndhamhotels.com
3. Courtyard by Marriott Omaha Bellevue (402) 408-5300 | www.marriott.com
4. Hampton Inn Bellevue (402) 292-1607 | www.hilton.com
5. Holiday Inn Express & Suites Bellevue (402) 502-4500 | www.igh.com
6. Rodeway Inn (402) 291-0804 | www.choicehotels.com
7. Candlewood Suites Bellevue, an IHG Hotel (402) 932-8144 | www.ihg.com
8. Comfort Inn & Suites Bellevue (402) 292-1155 | www.choicehotels.com
9. SureStay Plus Hotel By Best Western Omaha South (402) 293-1600 | www.bestwestern.com
10. Fairfield Inn & Suites by Marriott Omaha Papillion (402) 932-2700 | www.marriott.com

BOARDING / KENNELS NEAR OFFUTT AFB



1. The Paw Spa Pet Resort (402) 516-8888 | www.thepawspapetresort.com
2. Dogtopia of Omaha-Papillion (402) 817-2942 | www.dogtopia.com
3. Bark Avenue Omaha (402) 933-4007 | www.barkavenueomaha.com
4. F Street Hound (402) 391-2458 | www.fst.dog
5. ComeSitStay (402) 933-3774
6. Bellevue Pet Adventures (402) 403-3923
7. Paddington Station (402) 292-4547 | www.paddingtonstationkennels.com
8. Bark Club (402) 332-5731 | www.dogbarkclub.com
9. Clearview Pet Care Centre (402) 493-5151 | www.clearviewpetcare.com
10. Katie's Kennel, Inc. (402) 680-1030 | www.katieskennel.com

RENTAL AVERAGES

Most available apartments are one and two bedrooms, although there are some 3-bedrooms available. Rentals in Bellevue (adjacent to the base), and Papillion (approximately 8 miles from the base) are highly sought after at this time. Rental prices may vary according to location and amenities and are subject to change.

Omaha Rent Data Based on BAH Data Collection Pool		
Housing Profile	Sample Size	Average Rent
1 BR Apartment	131	\$1001
2 BR Apartment	124	\$1186
2 BR Townhome/Duplex	34	\$1371
3 BR Apartment	34	\$1740
3 BR House	45	\$1797
3 BR Townhome/Duplex	26	\$1601
4 BR House	28	\$2130

SALES AVERAGES

The average sales price of a home within a 15-mile radius of Offutt AFB varies according to location, amenities, and individual desires. During 2022, the average price within commuting distance from Offutt AFB sold for the following:

<u>Area</u>	<u>Average Sold Price</u>
Bellevue	\$249,000 - \$255,000
Papillion	\$310,000 - \$340, 000
La Vista	\$178,500 - \$255,000
Springfield	\$339,900 - \$364,900
Millard	\$286,000 - \$312,000
Gretna	\$365,000 - \$415,900

All above figures are merely sales averages and only include single family dwellings.

UTILITY COMPANIES IN SURROUNDING **OMAHA AREA**

Omaha Public Power District (OPPD - Electric) # 402-536-4313

Metropolitan Utilities District (MUD - Gas) # 402-554-6666

Black Hills Energy (Gas) # 800-303-0752

Cox Communications (Internet/Phone/Cable) # 402-933-3000

Century Link (Internet/Phone/Cable) # 866-642-0444

SCHOOL DISTRICTS

Bellevue Public Schools

1600 HWY 370
Bellevue NE 68005
Phone: 1-800-776-5204/293-4000
www.bellevuepublicschools.org

Gretna Public Schools

11717 S 216th St
Gretna, NE 68028
Phone: (402) 332-3265
Fax: (402) 332-5833
www.gretnadragons.org

Millard Public Schools

5606 S 147 St
Omaha NE 68137
Phone: (402) 715-8200
Fax: (402) 715-8448
www.mpsomaha.org

Omaha Public Schools

Teacher Administrative Center
3215 Cuming St
Omaha NE 68131-2024
Phone: (402) 557-2222
www.ops.org

Papillion-LaVista Public Schools

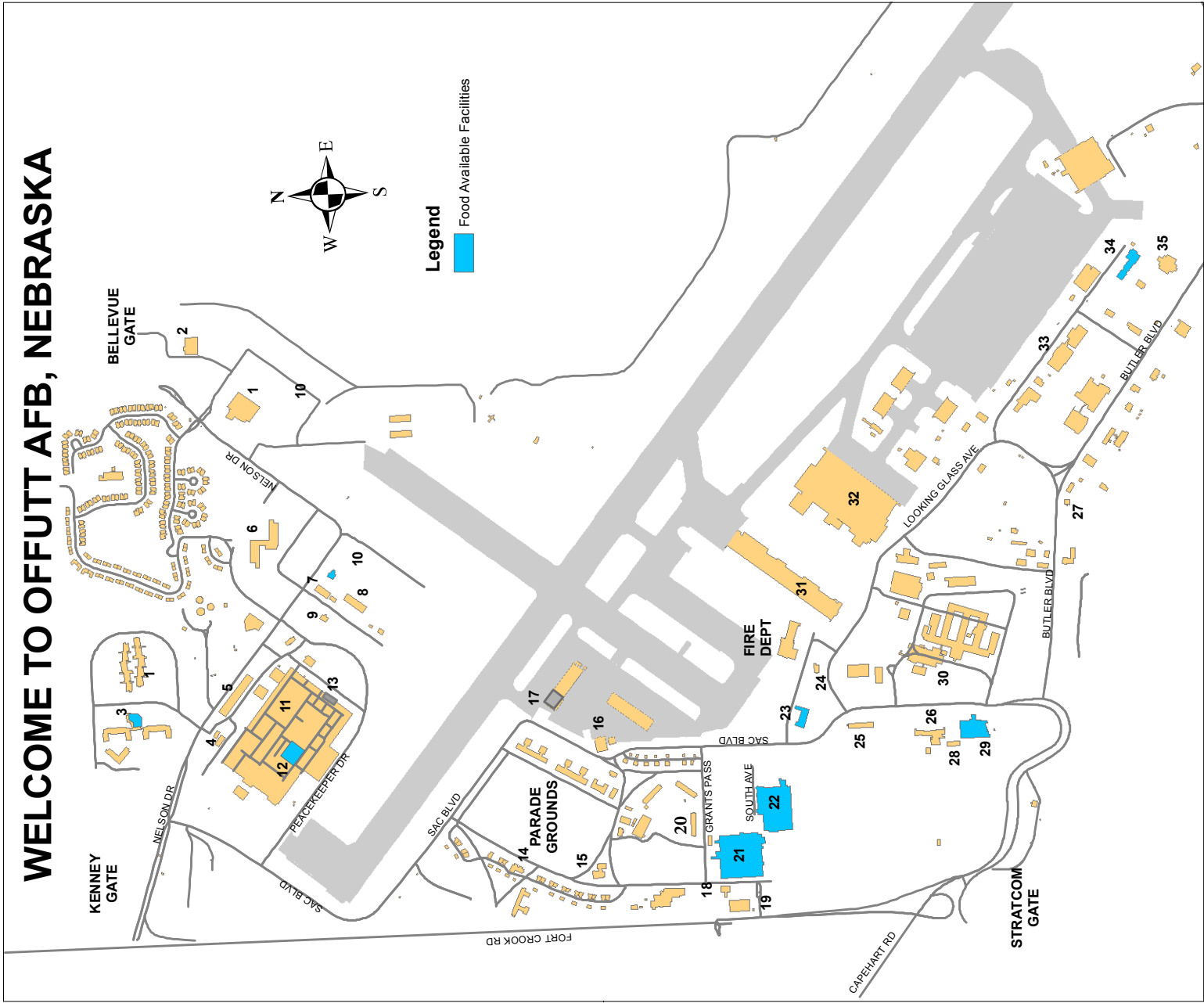
420 S. Washington St
Papillion NE 68046
Phone: (402) 537-9998
www.paplv.esu3.org

Ralston Public Schools

8545 Park Dr
Ralston NE 68127
Phone: (402) 331-4700
Fax: (402) 331-4843
www.ralstonschools.org

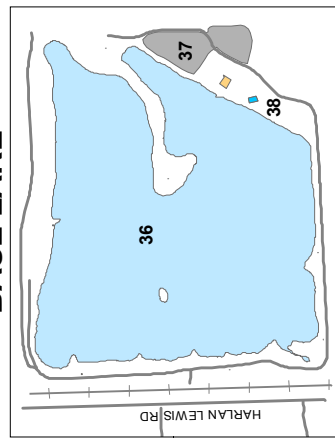
In addition to the public grade schools and high schools listed above, residents of the metro area also have their choice of many parochial and private schools. For adults, there are several colleges and universities throughout the area from which to choose.

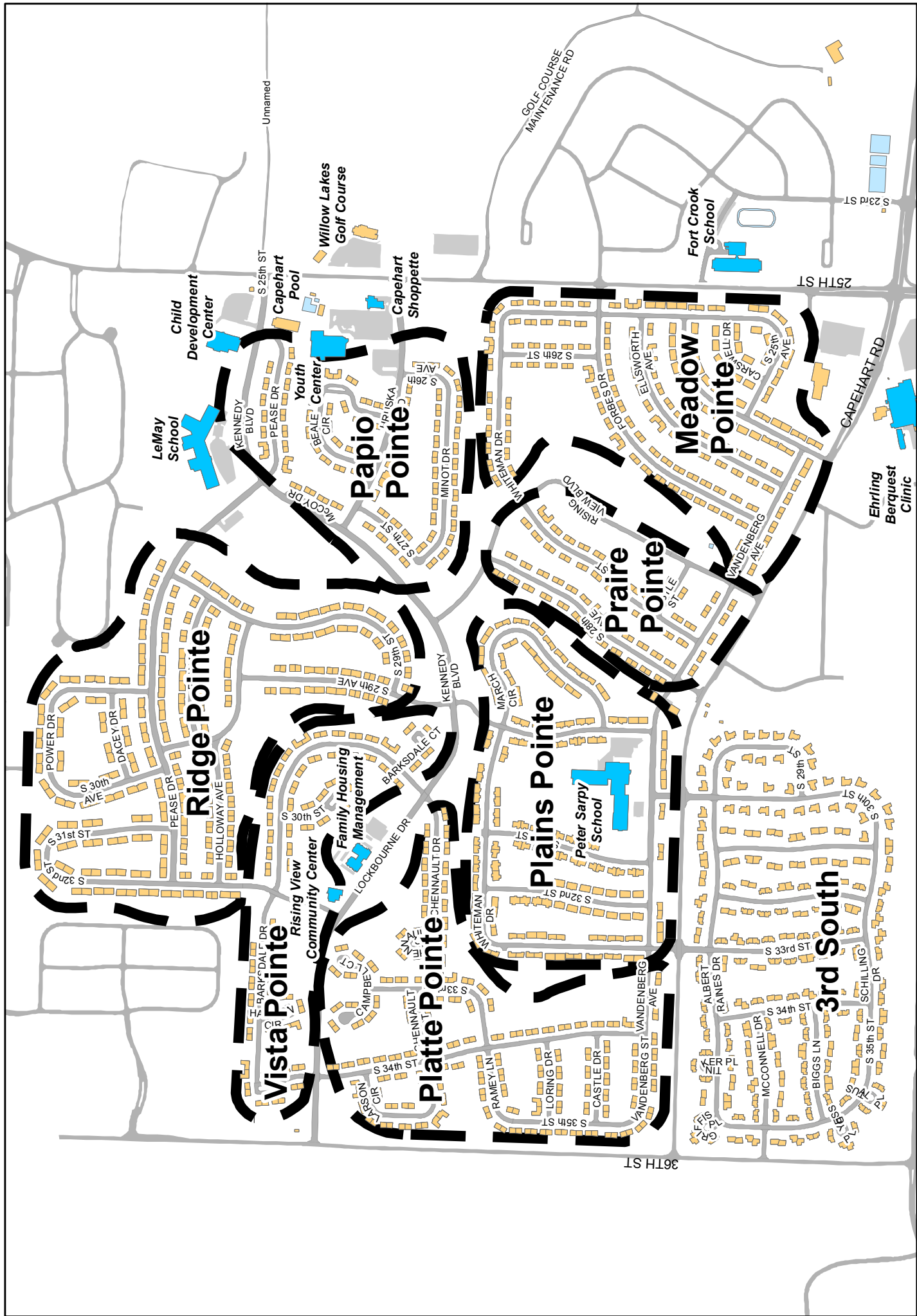
WELCOME TO OFFUTT AFB, NEBRASKA



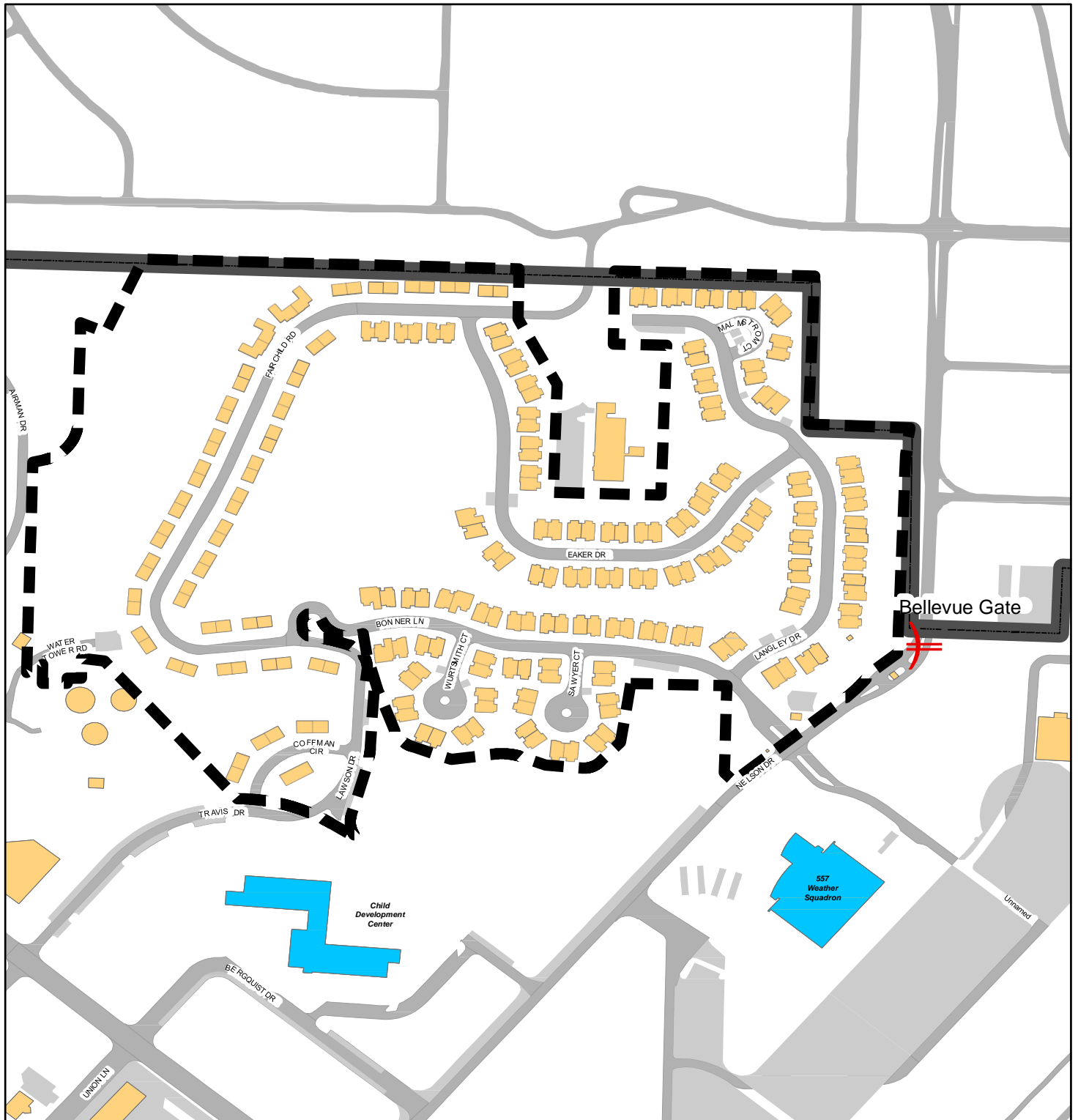
- ## LEGEND
- 1 - AFWA
 - 2 - ALS
 - 3 - DINING FACILITY
 - 4 - LEGAL OFFICE
 - 5 - MSG HQ/FSS/BLDG C
 - 6 - CHILD DEVELOPMENT CENTER
 - 7 - FRAMING/TICKET HUT/
FAMILY DAY CARE
 - 8 - AUTO HOBBY/OUTDOOR REC
 - 9 - SAC FEDERAL CREDIT UNION
 - 10 - RV STORAGE LOT
 - 11 - MARTIN BOMBER BLDG (BLDG D)
 - 12 - BOWLING CENTER - LOWER LEVEL
 - 13 - AIRMAN'S ATTIC
 - 14 - LODGING QTRS 13
 - 15 - SAC MEMORIAL CHAPEL
 - 16 - BASE OPERATIONS
 - 17 - AERO CLUB
 - 18 - SATELLITE PHARMACY
 - 19 - LIBRARY/EDUCATION CENTER
 - 20 - AAFES ADMIN OFFICE
 - 21 - BASE EXCHANGE
 - 22 - COMMISSARY
 - 23 - MINI MALL
 - 24 - POST OFFICE
 - 25 - O'MALLEY INN LODGING
 - 26 - DOUGHERTY CONFERENCE CENTER/
LODGING CHECK IN
 - 27 - VETERINARY CLINIC
 - 28 - OFFUTT INN LODGING
 - 29 - PATRIOT CLUB
 - 30 - USSTRATCOM
 - 31 - FITNESS CENTER
 - 32 - BENNIE DAVIS MAINTENANCE
 - 33 - 55 WING HQ
 - 34 - CAMPSI DINING FACILITY
 - 35 - SECURITY FORCES
 - 36 - BASE LAKE
 - 37 - FAM CAMP
 - 38 - BOATHOUSE/DOCK
 - 39 - CAPEHART POOL
 - 40 - CAPEHART SHOPETTE
 - 41 - YOUTH PROGRAMS
 - 42 - CHILD DEVELOPMENT
 - 43 - WILLOW LAKES GOLF COURSE
 - 44 - CAPEHART CHAPEL

BASE LAKE

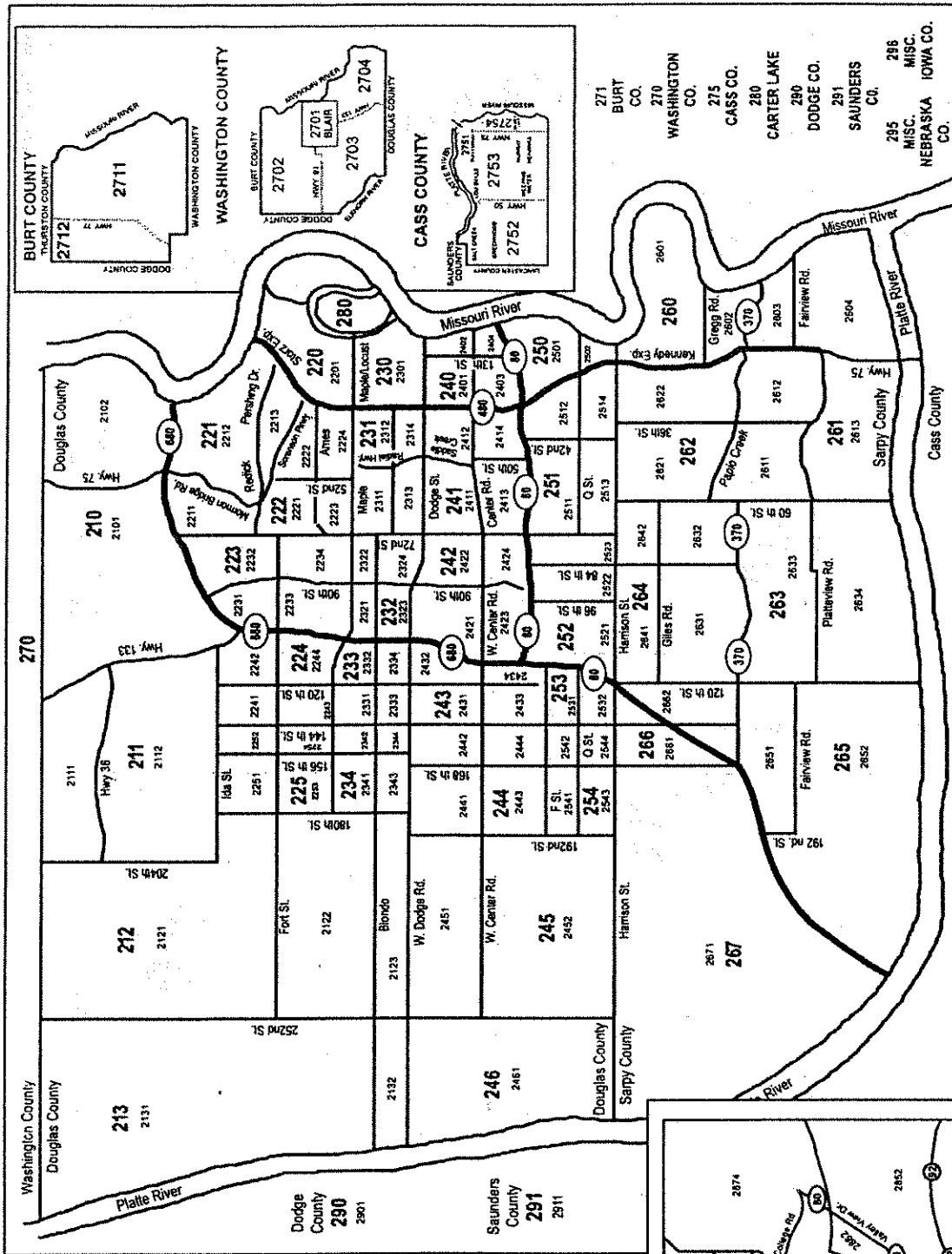




Rising View Communities



Coffman Heights



NEBBASKA

NORTH

ARBA MAPS

- | | |
|-----|--------------------------|
| 270 | Washington
County |
| 271 | Burt County |
| 275 | Cass County |
| 280 | Carter Lake |
| 290 | Dodge County |
| 291 | Saunders County |
| 295 | Misc. Nebraska
County |
| 296 | Misc. Iowa
County |

LOWE

