Who can live in Peterson AFB housing?

Active-duty military personnel and their families authorized to reside on the installation are the target tenants for privatized housing.* However, as part of the transaction closing documents, if the project occupancy falls below 95%, the Project Owner will open up a priority placement list of Other Eligible Tenants (OETs). This is done to ensure the housing privatization project stays financially viable. A crucial element contributing to the 50-year sustainability for each project is the impact of occupancy rates on the Net Operating Income. Priorities and trigger points for implementing the list are shown at right.

Eligible Tenant Waterfall

Immediately, with occupancy below 95%, rental is permitted to:

1. Other Active Duty Members/Families: Ft Carson, USAFA and Schriever AFB.
2. Guard and Reserve Military Members/Families

Upon 30 consecutive days of low occupancy, rental is permitted to:

3. Federal civil service employees
4. retired military members and families
5. retired federal civil service

Upon 60 consecutive days of low occupancy, rental is permitted to:

6. DoD contractor/permanent employees (US citizens)

Upon 90 consecutive days of low occupancy rental is permitted to:

7. General Public

Please contact the Tierra Vista Housing Office, (719) 597-7200, or the Government Housing Office, (719) 556-4777 to see what level of the waterfall (if any) has been implemented.

Eligible Tenant Priority List

Target Tenants
– Active Duty Military Members: Full time, accompanied active duty members assigned to Peterson AFB and Cheyenne Mountain AFS

Category 1
– Other Active Duty Members/Families: Full time, active duty military members from other branches, i.e. members assigned to Ft Carson, USAFA and Schriever AFB.

Category 2
– Guard and Reserve Military Members/Families: National Guard and Reserve military members and their families

Category 3, 4 and 5
– Federal civil service employees, retired military members and retired federal civil service

Category 6
– DoD Contractor/Permanent Employees: DoD contractor/permanent employees (US citizens) that are contracted by the DoD

Category 7
– General Public