

Fort Hunter Liggett Housing Guide

California wine country, the Santa Lucia Mountains, and a cost of living that actually makes sense for a California assignment. FHL catches most families off guard in the best way.

[Contact us today!](#)



What Makes Housing at Fort Hunter Liggett Different

Fort Hunter Liggett sits in a remote corner of Monterey County, tucked into the Santa Lucia Mountains near Jolon. It is a Total Force Training Center with a smaller footprint than most Army installations, and the housing reality here reflects that.

On-post housing is the practical choice for most families given the installation's rural location. The nearest city with meaningful amenities is King City, roughly 30 to 40 minutes away, and anything beyond that adds significantly to your daily commute. Families who go in understanding the rural tradeoff early consistently adapt better than those who arrive expecting a standard installation experience.

The Monterey County BAH rate applies here, which works in favor of families living off-post in King City where local housing costs run well below what that rate covers. Verify your specific BAH rate and current rental prices before drawing any conclusions about affordability.

On-Base Housing at Fort Hunter Liggett

On-post housing is where most FHL families end up, and given the location, it genuinely makes the most logistical sense.

Is it available? Limited Army Family Housing is available on post with approximately 84 units. Availability is constrained by the installation's size so contacting the housing office early is essential.

Who manages it? Families should coordinate current availability, eligibility, and application steps directly with the FHL Housing Office and the current on-post housing community manager.

What you need to apply: PCS orders and DD Form 1746. Submit as early as possible after orders are confirmed.

What to ask before applying: Ask about current availability for your bedroom category, what utilities and maintenance are covered, school bus routes and pickup locations, and any on-post community rules before arrival.

Weighing on-post against off-post options near King City?

Housing Areas at Fort Hunter Liggett

FHL's residential areas sit close to the main facilities, which keeps the daily commute to work short for most service members on post.

Main Residential Area

- **Best For:** Families who want proximity to post facilities and the established on-post community
- **Schools:** School assignments should be verified with the Fort Hunter Liggett School Liaison. Official installation resources reference San Antonio Union School District, King City Union schools, and King City Joint Union High School District, with busing to and from the housing area
- **Commute:** Walking distance or short drive to primary work areas

- Character: Quiet, oak-lined surroundings, a tight community built around shared experience

Outer Residential Area

- Best For: Families wanting slightly more space while staying on post
- Schools: Same district coverage; confirm current assignments with the School Liaison
- Commute: Brief drive to main post facilities
- Character: More spread out, larger lots, genuinely dark skies at night

Living on post at FHL means your neighbors are all navigating the same remote assignment. That shared context builds a community faster than most larger installations ever manage.

Where Military Families Live Near Fort Hunter Liggett

Off-post living near FHL is a genuine commitment given the rural setting. These are the realistic options families consider when they want more amenities or specific school access.

King City

- 30 to 40 minutes from post
- Vibe: Small agricultural town with genuine local character and affordable housing stock
- Best For: Families who want off-post independence without a punishing daily commute

Greenfield

- 35 to 45 minutes from post
- Vibe: Smaller than King City, quieter pace, similar agricultural character
- Best For: Families who want a slightly smaller town feel at comparable commute times

Paso Robles

- 50 to 60 minutes from post
- Vibe: Wine country town with a strong food scene, arts community, and growing population
- Best For: Families prioritizing quality of life and spouse employment access over commute time

Salinas

- 60 to 75 minutes from post
- Vibe: Larger city with more urban amenities, diverse community, and broader employment options
- Best For: Families with specific career or school requirements that King City cannot meet

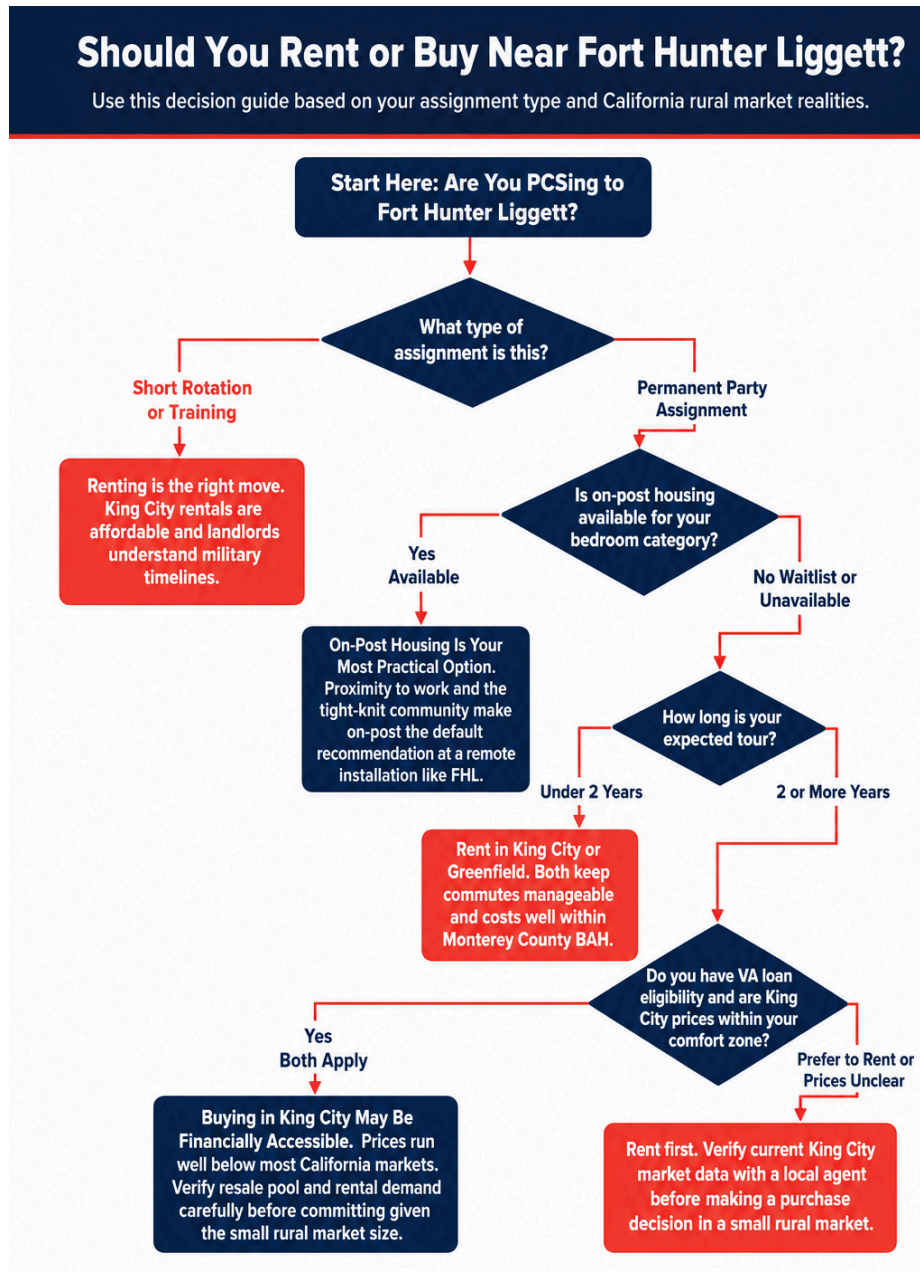
Where Should Your Family Live Near Fort Hunter Liggett? Compare off-post communities by commute, cost, and what matters most to your family.							
COMMUNITY	COMMUTE	SCHOOLS	AFFORDABILITY	BUYING POTENTIAL	SPOUSE JOBS	LIFESTYLE	BEST FOR
KING CITY 30 to 40 Min from Post	●●●●○	●●●●○	●●●●●	●●●●○	●●○○○	●●●○○	Closest Off-Post Option
GREENFIELD 35 to 45 Min from Post	●●●○○	●●●○○	●●●●●	●●●○○	●●○○○	●●●○○	Small Town Feel Similar Cost
PASO ROBLES 50 to 60 Min from Post	●●○○○	●●●●○	●●●○○	●●●●○	●●●●○	●●●●●	Quality of Life Spouse Employment
SALINAS 60 to 75 Min from Post	●○○○○	●●●●○	●●●○○	●●●○○	●●●●●	●●●○○	Career Access Larger City
ON-POST FHL Most Practical Option	●●●●●	●●●○○	●●●●●	●○○○○	●○○○○	●●●○○	Shortest Commute Community Feel

Should You Rent or Buy Near Fort Hunter Liggett?

Situation	Better Option
Short rotation or training assignment	Rent
On-post housing not available	Rent while exploring options
Longer assignment with family stability	Consider buying in King City or Paso Robles
Planning to keep as rental after PCS	Verify demand and vacancy risk with current data
New to the area	Rent first, understand the market

King City home prices run significantly below most California markets, which makes VA loan purchasing more accessible here than at coastal

installations. That said, the limited resale pool in a small rural town is worth factoring into any buying decision. If you plan to hold the property after PCS, verify rental demand, vacancy risk, and property management options with current local market evidence before committing.



How Far BAH Goes Near Fort Hunter Liggett

FHL falls under the Monterey County BAH rate. King City's local housing costs run well below what the Monterey County rate covers for most pay grades, which can create meaningful financial breathing room for families living off-post in that area.

Paso Robles and Salinas consume more of that BAH but may still be manageable depending on pay grade, family size, and current rental conditions. Verify your specific BAH rate through the official DoD BAH lookup and compare against current local rental listings before drawing conclusions about what you can afford.

Do not assume a surplus without checking current rent, utilities, and your specific dependency status. Conditions vary and markets shift.

Commute, Gates, and Daily Access

Gate Access The Main Gate is open 24 hours, 7 days a week. Visitors must follow Fort Hunter Liggett Visitor Center procedures before proceeding to the gate. The Visitor Center is located prior to the front gate and operates during posted weekday hours. Confirm current hours, ID requirements, and access procedures before arrival.




Routes and Drive Realities US Highway 101 connects King City, Greenfield, Paso Robles, and Salinas to the post area. Jolon Road from King City runs approximately 18 miles of rural two-lane road to the main gate. Early morning fog along Jolon Road is common in fall and winter and adds


real time to the drive. Budget honestly for what this commute looks like five days a week before choosing an off-post location.

Shortest Off-Post Options King City and Greenfield offer the most practical off-post commutes. Any community south toward Paso Robles meaningfully extends the daily drive and should be chosen for lifestyle reasons rather than proximity.

Fort Hunter Liggett Housing Affordability Snapshot

Monterey County BAH rate with King City market costs.

 BAH RATE Monterey County Rate Applies <i>Verify via official DoD BAH lookup by pay grade and dependency status.</i>	 KING CITY RENT RANGE Well Below Monterey County BAH <i>Verify current rates before assuming BAH surplus.</i>	 KING CITY HOME PRICES Below California State Averages <i>Limited resale pool. Verify current data before buying.</i>
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 **Rural Market Caution: Paso Robles and Salinas consume significantly more BAH than King City. Verify your specific rate and current local rents before committing to a community further from post.**

PCS Arrival, Temporary Lodging, and Your First 30 Days

- Contact your gaining unit as early as possible before your report date
- Hand-carry orders, shot records, and identification since rural mail service can be unpredictable
- Report to the FHL in-processing office upon arrival


On-post lodging is available through IHG Army Hotels at Fort Hunter Liggett. Reserve directly through IHG before your arrival date since PCS


travelers do not have room priority. Keep King City hotel options ready as backup. Confirm current access guidelines and check-in procedures before arrival.


On-post medical clinic services should be verified before arrival. The FHL Medical Clinic has had limited availability and families with EFMP enrollment, specialty care needs, or complex medical requirements should confirm current services with the installation before finalizing housing decisions.


Your First 30 Days at Fort Hunter Liggett


PCS Arrival Checklist


- **1 Contact Your Gaining Unit Early**

Reach out as soon as possible before your report date.
- **2 Hand-Carry All Key Documents**

Orders, shot records, and IDs. Rural mail service can be unpredictable.
- **3 Report to FHL In-Processing Office**

Check in through the installation in-processing office on arrival day.
- **4 Contact FHL Housing Office Early**

Approximately 84 on-post units available. Apply immediately after orders arrive.
- **5 Reserve IHG Army Hotels Lodging**

Book directly through IHG before arrival. PCS travelers have no room priority.
- **6 Verify Medical and EFMP Services**

FHL Medical Clinic availability is limited. Confirm specialty care options before finalizing housing.

Find the Right Fit for Your Family

Need	Where to Start
Kids and schools	Verify with FHL School Liaison before signing
Short commute	On-post is the most practical option
Pets	Confirm policies with the housing office or landlord
EFMP and special needs	Verify care availability before arrival
Spouse employment	King City is limited; Paso Robles and Salinas offer more
Buying with VA loan	King City offers accessible prices; verify resale market first

Connect with families who have actually lived at FHL.

The MilHousing Network Fort Hunter Liggett community on Facebook is where military families share honest housing reviews, off-post neighborhood insights, PCS tips, and local recommendations from people who know this assignment firsthand.

Local Housing Market Near Fort Hunter Liggett

Metric	Current Picture
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On-post availability	Limited; approximately 84 units; verify with housing office
King City home prices	Generally well below California averages; verify current data
King City rent range	Verify current rates before assuming BAH coverage
Market competitiveness	Low competition; limited inventory in a small rural market
BAH fit	Monterey County rate; verify against current King City rents

Get Matched With a Housing Expert Near Fort Hunter Liggett

[**We can help you more, contact us today!**](#)

Frequently Asked Questions

Does Fort Hunter Liggett have on-post family housing?

Yes, limited Army Family Housing is available with approximately 84 units. Contact the FHL Housing Office early since inventory is constrained by the installation's size.

What schools serve families living on post at FHL?

School assignments should be verified with the Fort Hunter Liggett School Liaison. Official resources reference San Antonio Union School District, King City Union schools, and King City Joint Union High School District, with busing available from the housing area.

Is King City a reasonable place to live for an FHL family?

For families who adjust expectations to a small agricultural town, yes. Housing is affordable relative to the Monterey County BAH rate, the community understands military presence, and the commute is manageable compared to more distant options.

What internet and cell service options exist at FHL?

Coverage varies across the installation and surrounding rural areas. Confirm service provider availability for your specific address before relying on a particular carrier or plan.

Is Fort Hunter Liggett a good assignment for families who enjoy the outdoors?

Genuinely yes. Hiking in the Santa Lucia Mountains, wine country access in Paso Robles, coastal access within 90 minutes, and hunting and fishing on post through the designated recreation program all contribute to a strong outdoor lifestyle for families who prioritize it.

