

Hill AFB Housing Guide

Northern Utah delivers accessible housing by Air Force standards and neighborhoods that military families consistently rate among their favorites once they settle in.

Matching the right community to your gate and work area before arrival is what separates a smooth transition from an avoidable first-month headache.

[Contact us today!](#)



What Makes Housing at Hill AFB Different

Hill AFB sits in Davis County between Clearfield and Layton, roughly 25 miles north of Salt Lake City. The surrounding communities are well-established, family-oriented, and experienced with military families cycling through on PCS moves.

What makes the housing decision here more layered than it looks is the combination of multiple communities with genuinely different characters, a competitive buying market that has appreciated significantly over recent years, and the gate access variable. Your work area determines which communities give you the most practical daily experience, and skipping that research upfront costs families real commute time.

On-Base Housing at Hill AFB

On-base family housing is privatized through Balfour Beatty Communities and is consistently in demand. The two primary on-base neighborhoods are Heritage Hills and Falcon Hill, both of which sit within Davis County School District, one of the stronger public school systems in Utah.

Is it available? Yes. On-base family housing is available but waitlists apply, particularly during peak PCS months.

Who manages it? Balfour Beatty Communities manages all privatized family housing on the installation.

What you need to apply: PCS orders and DD Form 1746, submitted to the Hill AFB Housing Office as early as possible.

What to ask before applying: Ask about current waitlist times for your bedroom category, which neighborhood you are likely to be placed in, gate proximity relative to your work area, and utility billing arrangements before accepting any offer.

Not sure whether on-base or off-base makes more sense?

Where Military Families Live Near Hill AFB

Davis County gives families solid choices across several well-regarded communities. Here is how they break down.

Best for shortest commute: Clearfield sits directly adjacent to the base and delivers the shortest off-base drives, consistently under 10 minutes to the main gate. Rents run lower here than in surrounding suburbs and the area has a large established military family presence.

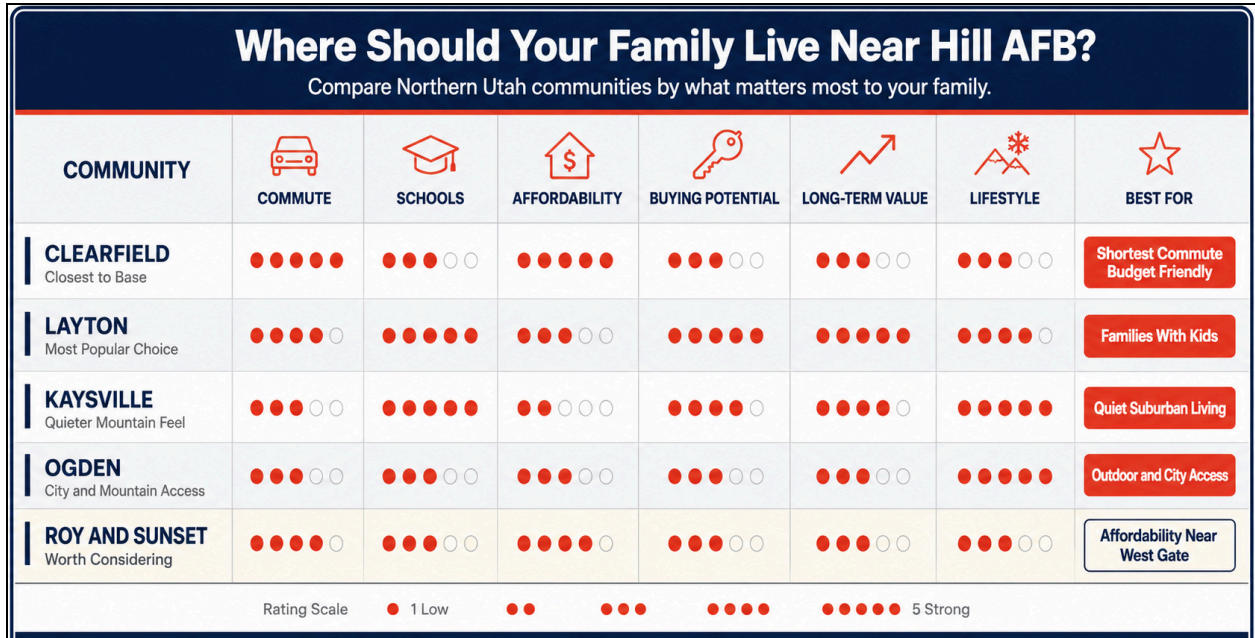
Best for families prioritizing schools: Layton is the most popular choice for families focused on school quality and neighborhood character. Layton City School options and proximity to Davis County amenities make it a consistent recommendation. Commutes from

Layton to the base via Layton Gate run under 15 minutes outside peak hours.

Best for a quieter pace: Kaysville offers a more relaxed suburban feel with excellent schools and genuinely beautiful mountain backdrop. Commutes run 15 to 20 minutes and most families who choose Kaysville cite the neighborhood character as worth the slightly longer drive.

Best for outdoor access and city amenities: Ogden sits about 15 to 25 minutes north depending on traffic and gives families access to a mid-size city with a growing food and arts scene and proximity to world-class skiing at Snowbasin, Powder Mountain, and Nordic Valley. Families who prioritize mountain access often factor Ogden into their neighborhood decision alongside commute and school considerations.

Best for buyers: Layton and Kaysville both offer strong resale fundamentals and consistent demand from the large defense contractor and military population in Davis County.



Should You Rent or Buy Near Hill AFB?

Situation	Better Option
Tour under 2 years	Rent
Uncertain follow-on orders	Rent
3 or more years expected	Consider buying
Strong local appreciation history	Buying worth evaluating
New to Northern Utah	Rent first, learn the market

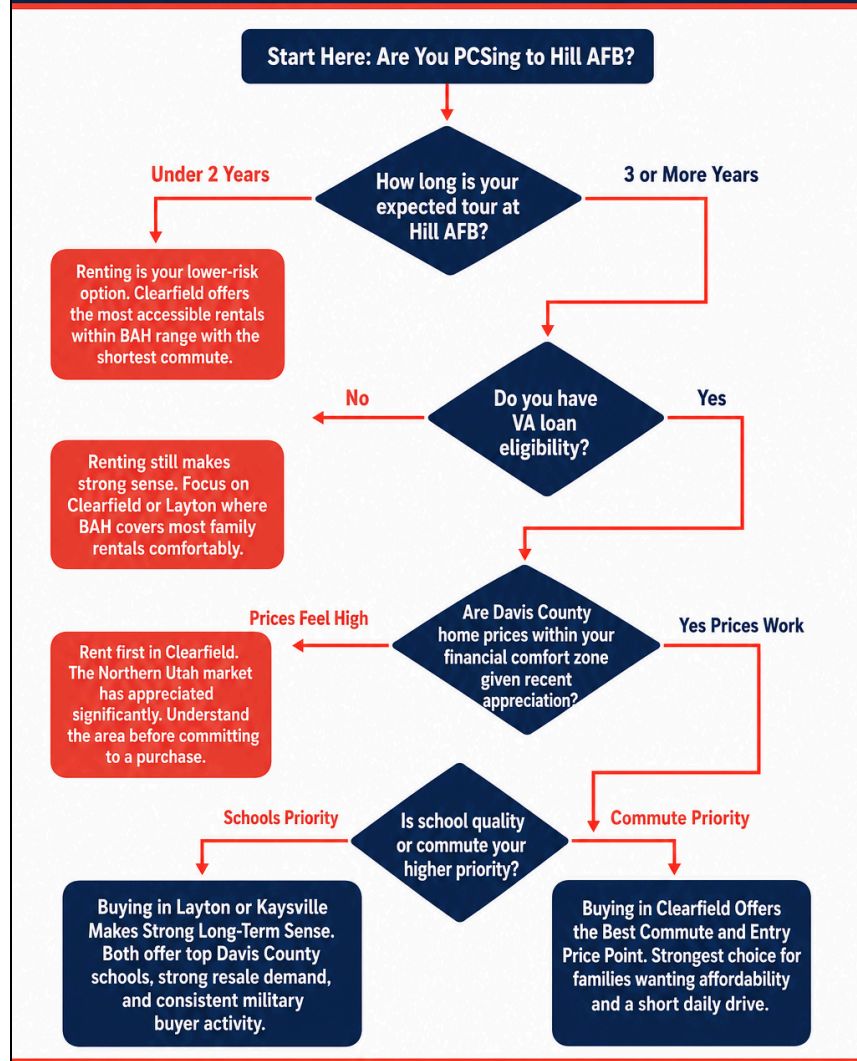
Planning to keep as rental after PCS	Buying can work well here
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Northern Utah has seen significant price appreciation over the past several years driven by in-migration and population growth from the Wasatch Front corridor. Families buying with a VA loan in Clearfield, Layton, or Kaysville have generally found the market rewarding over longer tours, though the entry prices are meaningfully higher than they were five years ago.

Renting first is the lower-risk path for families new to the area or uncertain about assignment length.

Should You Rent or Buy Near Hill AFB?

Use this decision guide based on your specific PCS situation and Northern Utah market realities.



How Far BAH Goes Near Hill AFB

BAH for an E-5 with dependents at Hill AFB runs approximately \$1,700 to \$1,900 per month based on current DoD data.

Family-appropriate rentals in Clearfield typically fall within that

range, while Layton and Kaysville can push closer to or slightly above BAH for larger bedroom categories and newer construction.




Median home prices across primary communities range from \$380,000 to \$460,000 depending on neighborhood and property size. The VA loan benefit is doing real work in this market given those price points, particularly for buyers who want to avoid the down payment barrier entirely.


Davis County's overall cost of living runs modestly above the national average, driven primarily by housing costs. Utilities, groceries, and transportation remain reasonable.

Out-of-pocket watch: Utah winters bring heating costs that new arrivals sometimes underestimate. Factor utility expenses into your monthly housing budget before committing to a specific rental or purchase price point.

Hill AFB Housing Affordability Snapshot

Know your numbers before you choose a Northern Utah community.

 BAH RATE \$1,700 to \$1,900 per month <small>E-5 with Dependents 2026</small>	 TYPICAL RENT RANGE \$1,500 to \$2,100 <small>Family-Sized Units Davis County</small>	 MEDIAN HOME PRICE \$380K to \$460K <small>Primary Communities 2026</small>
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 **Winter Heating Costs: Budget for Utah heating expenses from November through March before committing to a price point.**

Commute, Gates, and Daily Access

Your work area determines which gate and which community actually makes sense for your daily life.

Gate 1 on Hill Field Road: Primary access for most personnel. Layton Gate on Layton Parkway provides an efficient alternative for Layton and Kaysville residents.

Roy Gate on 5600 West: Serves personnel approaching from the west side and reduces time on Hill Field Road during peak windows.

Peak traffic windows: I-15 northbound from Salt Lake builds substantially between 0700 and 0830 and southbound between 1630 and 1830. Families commuting from Ogden via I-15 should treat peak hour traffic as a genuine daily variable rather than an occasional inconvenience.

Driving your actual gate route on a Tuesday or Wednesday morning before signing any lease is time well spent.

PCS Arrival, Temporary Lodging, and Your First 30 Days

- Contact your unit sponsor at least two weeks before your report date

- Hand-carry PCS orders, medical records, and identification
- Report to the 75th Air Base Wing Airman and Family Readiness Center on arrival day
- Submit on-base housing application immediately if that is your preference
- Book the Falcon Inn early since summer availability fills fast
- Confirm Davis County School District enrollment procedures before arrival if you have school-age children
- Set up Rocky Mountain Power for electricity and Questar Gas for heating before move-in day

January through March arrivals should prepare for genuine Utah winter conditions including snow, ice, and reduced visibility on gate approach roads.

Your First 30 Days at Hill AFB

PCS Arrival Checklist

1		Contact Your Unit Sponsor At least two weeks before your report date.
2		Hand-Carry Key Documents PCS orders, medical records, and identification.
3		Report to 75th ABW Readiness Center Airman and Family Readiness Center on arrival day.
4		Submit On-Base Housing Application Apply to Balfour Beatty Housing immediately if preferred.
5		Book the Falcon Inn Early Summer availability fills fast. Reserve well before your move date.
6		Confirm School Enrollment Contact Davis County School District before arrival if you have children.
7		Set Up Utah Utilities Before Move-In Rocky Mountain Power for electricity and Questar Gas for heating.

Find the Right Fit for Your Family

Need	Where to Start
Kids and schools	Layton or Kaysville for Davis County schools

Short commute	Clearfield for most work areas
Pets	Most communities have pet-friendly inventory; confirm restrictions
EFMP and special needs	Contact Hill AFB EFMP office before finalizing housing
Spouse employment	Davis County defense, healthcare, and tech sectors offer options
Skiing and outdoor access	Ogden for closest resort proximity
Buying with VA loan	Layton and Kaysville for strong resale fundamentals

Connect with families who know the Northern Utah assignment.

The MilHousing Network Hill AFB community on Facebook is where military families share real neighborhood recommendations, housing insights, PCS tips, and honest local advice from people currently living in Davis and Weber Counties.

Local Housing Market Near Hill AFB

Metric	Current Picture
Median home price	Approximately \$380,000 to \$460,000
Typical rent range	\$1,500 to \$2,100 for family units
Inventory level	Moderate, competitive in Layton during PCS season
Market competitiveness	Competitive overall, most accessible in Clearfield
BAH fit	Covers Clearfield well; Layton and Kaysville can stretch at larger bedroom sizes

Get Personalized Housing Help Near Hill AFB

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



Frequently Asked Questions

What are Heritage Hills and Falcon Hill at Hill AFB?

Both are on-base privatized neighborhoods managed by Balfour Beatty. Heritage Hills has larger lots and more established character. Falcon Hill is newer with more modern layouts. Both feed into Davis County School District.

Is Layton or Clearfield better for Hill AFB families?

Clearfield wins on commute and cost. Layton wins on schools and neighborhood feel. Most families with school-age children choose Layton and consider the extra few minutes worthwhile.

How competitive is the Hill AFB housing market during PCS season?

Very competitive from May through August. Good rentals in Layton and Kaysville move fast. Starting your search 60 to 90 days before arrival meaningfully improves your options.

Do Utah winters significantly affect daily life near Hill AFB?

Yes. Snow and ice on gate approach roads are regular occurrences

from November through March. Most residents adapt quickly, but new arrivals should have an all-wheel-drive vehicle and winter tires before the first storm season.

Is buying near Hill AFB a good financial decision for a standard 3-year tour?

Potentially yes given consistent appreciation and strong rental demand from the defense contractor population. Working with a local agent familiar with military timelines and the Davis County market before committing is worth doing.