

Offutt AFB Housing Guide

Omaha has a way of winning over military families who arrive expecting a forgettable assignment. The housing market is accessible, the neighborhoods are solid, and your BAH goes further here than at most Air Force installations.

[Contact us today!](#)



What Makes Housing at Offutt AFB Different

Offutt sits just south of Omaha in Bellevue, Nebraska, giving families genuine metro access without the housing costs that typically come with it. The installation is surrounded by several well-developed suburbs, each with a different character, and the choice between them is more meaningful than it looks on a map.

The privatized housing program offers three distinct communities rather than one single neighborhood. Understanding which community fits your rank and priorities before you apply saves significant time during in-processing.

On-Base Housing at Offutt AFB

Privatized family housing at Offutt is managed through Rising View and includes three separate communities with different locations, characters, and commute profiles.

Is it available? Yes. Rising View manages three housing areas: Capehart Housing, Coffman Heights, and Fort Crook Historic Housing. Waitlists apply and availability varies by bedroom category.

Who manages it? Rising View manages all privatized family housing at Offutt AFB.

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

What to ask before applying: Ask about current waitlist times for your bedroom entitlement, which community you are likely to be placed in, school district details for that address, and utility billing arrangements before accepting.

Unsure whether on-base or off-base makes more sense?

Rising View Housing Communities at Offutt AFB

Capehart Housing

- Best For: Families wanting established neighborhoods with larger lots and mature surroundings
- Location: Approximately two miles west of the installation
- Schools: Bellevue Public Schools
- Character: Quiet streets, larger yards, settled neighborhood feel with military community presence

Coffman Heights

- Best For: Families who want on-base convenience and proximity to work areas
- Location: On-base
- Schools: Bellevue Public Schools
- Character: Convenient daily access to base facilities and the flight line

Fort Crook Historic Housing

- Best For: Families who appreciate historic character alongside on-base living
- Location: On-base
- Schools: Bellevue Public Schools
- Character: Historic buildings, established grounds, distinctive on-base community feel

All three communities are served by Bellevue Public Schools. Verify current school boundaries and enrollment procedures with the Offutt AFB School Liaison before finalizing your housing decision.

Where Military Families Live Near Offutt AFB

Best for shortest commute: Bellevue neighborhoods closest to the STRATCOM Gate keep most drives under 10 minutes. The city has a strong existing military community and landlords generally understand PCS timelines and SCRA protections.

Best for suburban amenities and school options: Papillion sits 10 to 20 minutes from base and is well-regarded for school district quality and suburban livability. Current home prices in Papillion run higher than Bellevue. Verify current rates before building your budget around this area.

Best for newer housing inventory: La Vista sits 15 to 20 minutes from Offutt with newer construction and housing options at generally competitive price points. Verify current availability and pricing before committing.

Best for city access: Omaha midtown and south Omaha add 20 to 30 minutes to the commute but offer urban access, a strong food and dining scene, and entertainment options that closer suburbs do not match.

Where Should Your Family Live Near Offutt AFB? Compare Omaha-area neighborhoods by what matters most to your family.							
NEIGHBORHOOD	COMMUTE	SCHOOLS	AFFORDABILITY	BUYING POTENTIAL	LONG-TERM VALUE	COMMUNITY	BEST FOR
BELLEVUE Closest to STRATCOM Gate	●●●●●	●●●○○	●●●●●	●●●●○	●●●○○	●●●●●	Shortest Commute Military Community
PAPILLION Suburban Amenities	●●●○○	●●●●●	●●○○○	●●●●○	●●●●○	●●●●○	School District and Suburban Life
LA VISTA Newer Construction	●●●○○	●●●○○	●●●○○	●●●○○	●●●○○	●●●○○	Newer Builds Mid-Range Budget
OMAHA MIDTOWN City Access	●●○○○	●●●○○	●●●○○	●●●○○	●●●○○	●●●●○	Urban Access Dining Entertainment
SOUTH OMAHA Worth Considering	●●○○○	●●●○○	●●●●○	●●●○○	●●●○○	●●●○○	Budget City Access

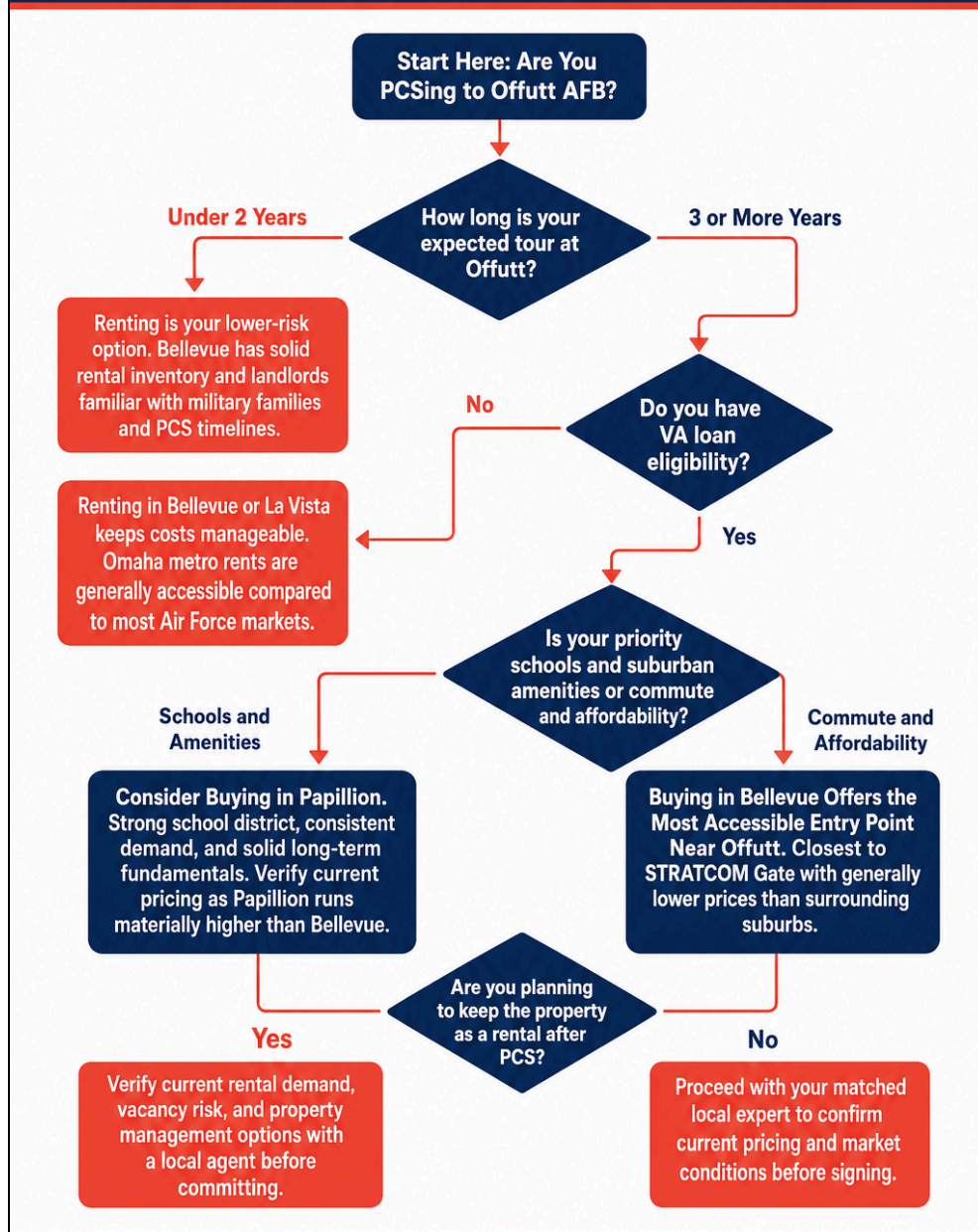
Should You Rent or Buy Near Offutt AFB?

Situation	Better Option
Tour under 2 years	Rent
Uncertain follow-on orders	Rent
3 or more years expected	Consider buying
New to the Omaha metro	Rent first, learn the market
Planning to keep as rental after PCS	Verify local demand before deciding

Bellevue offers relatively accessible entry points compared to many Air Force markets, and VA loan buyers generally find the market approachable. Verify current pricing by neighborhood before setting expectations since Papillion prices materially higher than Bellevue based on current public market data.

Should You Rent or Buy Near Offutt AFB?

Use this decision guide based on your specific PCS situation and Omaha-area market conditions.



How Far BAH Goes Near Offutt AFB

Offutt is generally considered one of the more financially favorable Air Force markets, though affordability varies significantly by neighborhood and bedroom size.




Bellevue is generally more affordable than Papillion, which can price materially higher depending on neighborhood and current conditions. Verify current home prices and rental rates with a local agent before making any housing decisions.


BAH fit must be checked by your specific pay grade, dependency status, rent, utilities, and target neighborhood. Use the official DoD BAH lookup to confirm your current rate before committing to any housing decision.

Nebraska's overall cost of living runs below national averages in most categories, which contributes to the financial picture for many families, though individual costs vary.

Offutt AFB Housing Affordability Snapshot

Know your numbers before you choose a neighborhood in the Omaha metro.

 BAH RATE Verify via DoD BAH Lookup <i>Rate varies by pay grade and dependency status.</i>	 TYPICAL RENT RANGE Bellevue Lower Papillion Higher <i>Verify current rates by neighborhood and bedroom size.</i>	 MEDIAN HOME PRICE Bellevue More Accessible Papillion Materially Higher <i>Verify current data before budgeting.</i>
--	---	--

 **Nebraska Cost of Living: Runs below national averages in most categories outside housing. Factor Nebraska winter utility costs into your monthly budget.**

Commute, Gates, and Daily Access

STRATCOM Gate is open 24 hours, 7 days a week, 365 days a year and serves as the primary access point for most families.

Kenney and Flag Gate operates from 6 a.m. to 9 p.m. daily.

Bellevue Gate is open Monday through Friday from 6 a.m. to 6 p.m.

Confirm current gate hours before arrival since schedules can change.

Highway 370 and US 75 are the primary corridors connecting Bellevue, Papillion, and La Vista to the installation. Morning traffic typically builds between 0630 and 0830.

PCS Arrival, Temporary Lodging, and Your First 30 Days

- Contact your unit sponsor at least two weeks before your report date
- Hand-carry orders, medical records, and identification
- Upon arrival, sign in with your unit Commander's Support Staff and follow your sponsor's in-processing instructions
- Offutt's Air Force Inns manages temporary lodging including TLF units in the Capehart housing area; book early as summer availability fills fast
- Keep a Bellevue or Papillion hotel option ready as backup
- Nebraska winters are real; families arriving between November and February should account for weather-related delays

Your First 30 Days at Offutt 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



Sign In With Commander Support Staff

Follow your sponsor's in-processing instructions on arrival day.

4



Apply for On-Base Housing Early

Contact Rising View for Capehart, Coffman Heights, or Fort Crook availability.

5



Book Air Force Inns Lodging Early

TLF units in Capehart fill fast in summer. Have Bellevue hotel backup ready.

6



Verify School Districts Before Signing

Confirm Bellevue Public Schools boundaries with the Offutt School Liaison.

Find the Right Fit for Your Family

Need	Where to Start
Kids and schools	Verify districts with the School Liaison before signing

Short commute	Bellevue near STRATCOM Gate
Pets	Confirm pet policies directly with landlords or Rising View
EFMP and special needs	Contact Offutt EFMP office before finalizing housing
Spouse employment	Omaha metro has healthcare, defense, and tech sectors
Buying with VA loan	Bellevue for generally accessible entry points

Already connected with other Offutt families?

The MilHousing Network Offutt AFB community on Facebook is where military families share real neighborhood recommendations, housing reviews, PCS tips, and local insights before and after arrival. If you want honest answers from people who actually live here, this is the right place to ask.

Local Housing Market Near Offutt AFB

Metric	Current Picture
Median home price	Bellevue generally more affordable; Papillion materially higher; verify current data

Typical rent range	Verify current rates by neighborhood and bedroom size
Inventory level	Generally healthy across most Bellevue and Papillion areas
Market competitiveness	Moderate overall; verify current conditions before searching
BAH fit	Check by pay grade and neighborhood before assuming coverage

Get Personalized Housing Help Near Offutt AFB

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

Frequently Asked Questions

Which Rising View community is best for families with kids?

All three feed into Bellevue Public Schools. Capehart suits families wanting more space off-base; Coffman Heights and Fort Crook suit those wanting on-base convenience.

Is Bellevue or Papillion better for Offutt families?

Bellevue is closer and generally more affordable. Papillion is pricier but well-regarded for suburban amenities. The right answer depends on your budget and priorities.

How far in advance should I start my housing search for Offutt?

Sixty days minimum for off-base housing. Apply for on-base housing the day orders arrive. Summer arrivals face the tightest conditions so starting earlier consistently produces better options.

Does Nebraska tax military pay?

Nebraska exempts military retirement pay from state income tax. Active duty pay is subject to Nebraska state income tax. Verify your specific situation with a financial advisor or the Offutt finance office.

What are Nebraska winters actually like for a daily commute near Offutt?

Real and worth preparing for. Snow and ice affect commute times from November through March. Factor winter road conditions into your neighborhood decision, particularly if choosing a neighborhood further from the installation.

