

Joint Base Myer-Henderson Hall

Housing Guide

Two miles from the Pentagon, one Metro stop from Washington D.C., and one of only 88 on-base family housing units available to incoming personnel.

The National Capital Region rewards families who research housing before they arrive. The ones who wait typically spend their first month catching up.

[Contact us today!](#)



What Makes Housing at JBM-HH Different

Joint Base Myer-Henderson Hall is not a base with a housing market around it. It sits inside one of the most expensive real estate corridors in the country, with the Pentagon to its south, Arlington National Cemetery on its western edge, and the Rosslyn-Ballston urban corridor within walking distance of the main gate.

On-base family housing is limited to 88 historic units split between Fort Myer and Fort McNair. Officer quarters are designated for key and essential positions. A limited number of enlisted quarters exist on a first-come, first-served basis. For nearly every family arriving at JBM-HH, off-base housing is not a backup option. It is the plan.

Virginia does not tax active-duty military pay at the state level, which is meaningful at a duty station where BAH rates rank among the top four across all joint bases nationwide. That no-tax advantage adds real weight to the monthly budget picture that many families do not factor in until after they arrive.

On-Base Housing at JBM-HH

Army Family Housing manages the 88 historic dwelling units across the Fort Myer and Fort McNair campuses. Officer quarters go to key and essential positions designated by command. Enlisted quarters are available

on a first-come, first-served basis and require contacting the Family Housing Manager directly.

Is it available? Rarely for most incoming families. Plan for off-base housing and treat on-base as a waiting list option rather than a realistic first-tour outcome.

Who manages it? Army Family Housing at (703) 696-0937 or (703) 696-9611. The Housing Management Office at Building 205, 101 Bloxton Street, Fort Myer, handles all incoming referrals.

What you need to apply: PCS orders and DD Form 1746.

What to ask: Whether your rank and position make you eligible for quarters, current wait times for your specific category, and what the Rental Partnership Program covers if you end up going off-base. That program provides below-market rates at partner apartments across the National Capital Region and is worth understanding regardless of your on-base eligibility.

Where Military Families Live Near JBM-HH

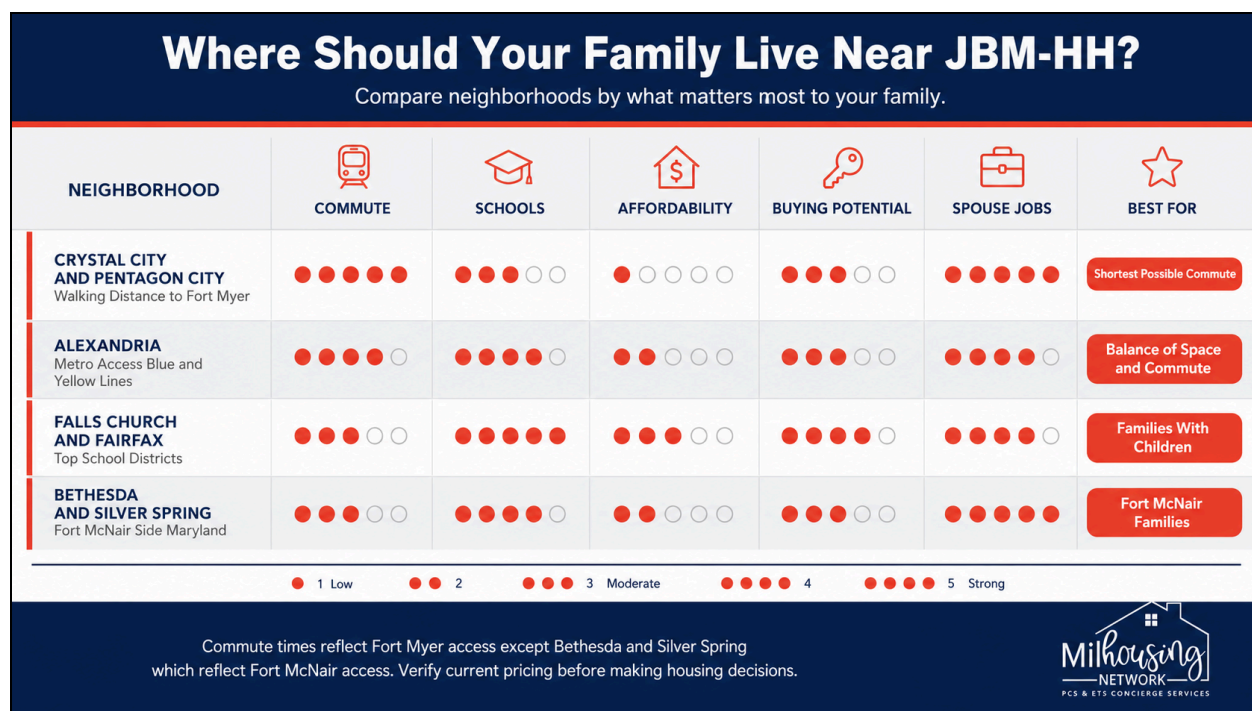
The National Capital Region gives families a wide geographic spread to work with, and the tradeoff is always some version of commute versus cost versus school. Most JBM-HH families cluster in Northern Virginia, with a smaller percentage choosing Maryland suburbs based on specific school or employment needs.

Crystal City and Pentagon City sit walking distance or one Metro stop from the Fort Myer campus. Families and single service members who prioritize a minimal daily commute consistently land here first. Rental inventory is condo-heavy and prices run at the high end of the Arlington market, but the trade of commute time for housing cost is one many families with demanding operational schedules make deliberately.

Alexandria offers more housing variety, a historic waterfront district, and Blue and Yellow Metro access that keeps Fort Myer within 20 to 25 minutes most mornings. Families choosing Alexandria typically gain more living space and slightly lower price points than central Arlington in exchange for adding 10 to 15 minutes to the daily drive.

Falls Church and Fairfax City, roughly 25 to 35 minutes from the main gate, draw families who want larger homes, a broader range of school districts, and price points that work better at junior and mid-grade pay. Families with school-age children frequently cite Fairfax County Public Schools, consistently ranked among the top districts in the country, as the reason they chose this commuter band despite the added drive time.

Bethesda and Silver Spring offer viable options for Fort McNair families given that campus's position across the Potomac in Washington D.C. Families on the McNair side who choose Maryland gain easier daily access to their work location and avoid the bridge crossing that Northern Virginia families use when traveling between campuses.



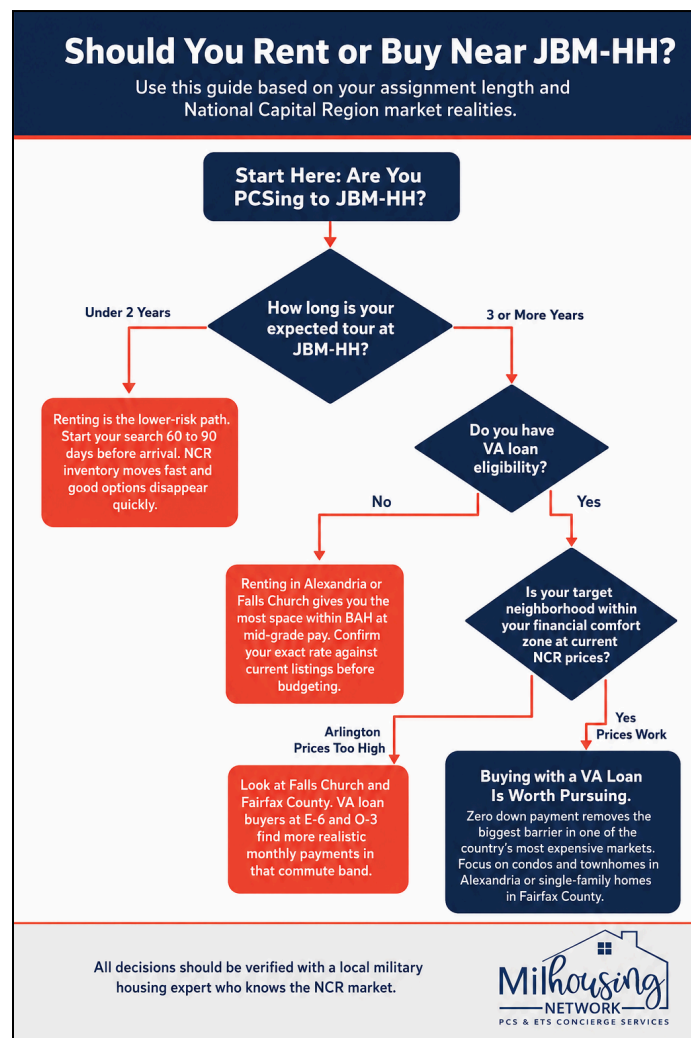
Should You Rent or Buy Near JBM-HH?

Situation	Better Option
Tour under 2 years	Rent
Ceremonial duty or short billet assignment	Rent
3 or more years expected	Consider buying
Buying in Arlington proper	Requires careful price-to-BAH analysis by pay grade
Buying in Falls Church or Fairfax	More accessible for mid-grade VA loan buyers

The National Capital Region is not a market where the rent-versus-buy decision follows standard military housing logic. Rents in Arlington and Alexandria regularly meet or exceed what a VA loan payment on a condo or

townhome would cost, which shifts the buying argument earlier in the tour-length calculation than at most other duty stations. For families staying three years or longer, the VA loan's zero down payment removes the largest structural barrier to ownership in a market where most civilian buyers need significant cash to compete.

Families who buy in Falls Church or Fairfax County rather than central Arlington typically find the math more comfortable at E-6 through O-3 pay grades, while accepting the longer morning commute as the trade-off.



How Far BAH Goes Near JBM-HH

JBM-HH falls under Military Housing Area DCo53, the Washington D.C. Metro Area, which covers all three campuses including Fort Myer, Henderson Hall, and Fort McNair. BAH increased 8% from 2025 to 2026, one of the largest single-year increases in the country, according to JBM-HH PCS housing data. Rates range from \$3,096 per month for E-1 through E-4 with dependents up to \$4,770 per month for O-7 with dependents.

Arlington's average home value sits around \$800,000, with condos and townhomes running \$400,000 to \$800,000 depending on size and location. Families using a VA loan in Falls Church or Fairfax County find the monthly payment math more manageable at mid-grade pay grades while still accessing strong school districts. Verify your exact rate at the official DoD BAH calculator before setting any purchase or rental budget.

Virginia does not tax active-duty military pay, which meaningfully improves the monthly household budget compared to assignments in states that do tax military income.

JBM-HH Housing Affordability Snapshot

Know your numbers before you choose a neighborhood in the National Capital Region.



BAH RANGE

\$3,096 to \$4,770 per month

With Dependents DC053 MHA 2026



ARLINGTON CONDO RANGE

\$400K to \$800K

Townhomes and Condos Near Fort Myer



FAIRFAX COUNTY ENTRY

Starting \$550K

More Space Per Dollar, 25 to 35 Min Commute



NCR cost of living runs approximately 55% above the national average. BAH is strong here but housing costs are equally high. Verify current prices against your specific pay grade before budgeting.

Data based on DoD BAH tables and current NCR market sources.
Virginia does not tax active-duty military pay. Verify all figures before making housing decisions.



Commute, Gates, and Daily Access

The Fort Myer Main Gate on Sheridan Avenue handles most daily traffic for Army and Marine Corps personnel on the Arlington campus. Henderson Hall maintains its own access point adjacent to Fort Myer. Fort McNair, the third JBM-HH campus, sits across the Potomac in Washington D.C. and is accessed separately via 2nd and P Streets SW. Families assigned to McNair are operationally on a different campus than families assigned to the Myer or Henderson Hall side, and neighborhood selection should reflect which campus the service member reports to each morning.

The Pentagon Metro station on the Blue, Yellow, and Silver Lines sits within walking distance of the Fort Myer and Henderson Hall campus and removes the I-395 variable entirely on non-ceremonial duty days. Families who commute by Metro from Alexandria, Crystal City, or Pentagon City

consistently report more predictable mornings than those who drive I-395. I-395 northbound during the 0700 to 0900 window and southbound from 1600 to 1900 runs significantly slower than route planners suggest on off-peak assumptions.

PCS Arrival, Temporary Lodging, and Your First 30 Days

Call the Housing Management Office at (703) 696-0937 or (703) 696-9611 the day orders arrive.

Visit Building 205, 101 Bloxton Street, Fort Myer, before signing any lease or purchase agreement on or near the installation.

Contact Army Community Service Relocation Readiness at (703) 696-3510 for newcomer orientation and relocation support specific to the National Capital Region.

Book temporary lodging early. The NCR does not have surplus military lodging options and commercial alternatives in Arlington run significantly above most families' expectations.

Confirm school enrollment timelines with Arlington County Public Schools or Fairfax County Public Schools depending on your target neighborhood before arrival, since both districts draw heavy military family demand during summer PCS season.

Research Metro SmartBenefits as soon as you arrive, since JBM-HH-assigned personnel are eligible for transit subsidies that reduce the daily cost of commuting by rail.

Your First 30 Days at JBM-HH

PCS Arrival Checklist

1



Call the Housing Management Office
(703) 696-0937 the day orders are confirmed.

2



Hand-Carry Key Documents
PCS orders, medical records, and identification.

3



Visit Building 205 First
101 Bloxton Street before signing any lease or purchase.

4



Research Metro SmartBenefits
Transit subsidies are available to JBM-HH assigned personnel.

5



Confirm School Enrollment Early
Arlington County and Fairfax County both see heavy military demand in summer.

6



Book Lodging Before You Arrive
NCR commercial hotels run high. Secure a reservation before your move date.

Fort McNair families: your campus sits across the Potomac in Washington D.C. and is accessed separately from Fort Myer. Confirm your specific campus before choosing a neighborhood.



Milhousing
— NETWORK —
PCS & ETS CONCIERGE SERVICES

Find the Right Fit for Your Family

Need	Where to Start
Shortest commute to Fort Myer	Crystal City or Pentagon City, both within walking distance or one Metro stop
Kids and school quality	Falls Church and Fairfax County for top-rated Fairfax County Public Schools
Buying with VA loan at mid-grade pay	Falls Church, Fairfax City, or Alexandria for more accessible price points
Spouse employment in federal or defense sector	NCR is the deepest federal and defense employment market in the country
Fort McNair assignment	Bethesda and Silver Spring for Maryland-side access without the Potomac crossing
Pets	Confirm policies with landlords directly as urban Arlington buildings vary widely
EFMP and special needs	Contact Army Community Service at (703) 696-3510 before finalizing housing

Connect with military families who know the National Capital Region.

The MilHousing Network JBM-HH community on Facebook is where military families share neighborhood recommendations, housing reviews, PCS tips, and honest local advice from people currently navigating the NCR market.

Local Housing Market Near JBM-HH

Metric	Current Picture
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Arlington average home value	Approximately \$800,000 with condos and townhomes from \$400,000 to \$800,000
Falls Church and Fairfax County entry	Starting around \$550,000 for townhomes, broader single-family selection above \$700,000
Alexandria range	Condos from \$350,000, single-family from \$700,000 depending on neighborhood
Rental competitiveness	Very high across all NCR neighborhoods with minimal days on market for quality units
BAH fit	Strong rate at all pay grades but NCR costs are equally high, requiring careful neighborhood-level analysis

Get Personalized Housing Help Near JBM-HH

The National Capital Region is where military housing research pays off most directly. The gap between families who arrive with a plan and those who figure it out on arrival is visible within the first two weeks and it compounds throughout the tour. Our military-friendly local experts know Arlington, Alexandria, Falls Church, Fairfax County, and the Maryland suburbs from direct experience and can match your pay grade, your school priorities, and your commute tolerance to a specific neighborhood before you sign anything.

Free for military families.

[Contact us today!](#)

Frequently Asked Questions

Does JBM-HH have on-base family housing? On-base family housing at JBM-HH consists of 88 historic units across the Fort Myer and Fort McNair campuses. Officer quarters are designated for key and essential positions. A limited number of enlisted quarters are available on a first-come, first-served basis. Contact Army Family Housing at (703) 696-0937 the day orders arrive and plan for off-base housing as your primary path.

What is the Rental Partnership Program at JBM-HH? The Rental Partnership Program provides below-market rental rates at partner apartment communities across the National Capital Region for military personnel. There is no application fee or credit check through the program. Contact the Housing Management Office at Building 205 or call (703) 696-9611 for current participating properties and eligibility details.

How does BAH at JBM-HH compare to other installations? JBM-HH BAH is ranked among the top four across all joint bases nationally. The 2026 rate increased 8% from 2025, ranging from \$3,096 per month for E-1 through E-4 with dependents up to \$4,770 per month for O-7 with dependents. Despite the high rate, NCR housing costs are equally elevated, which makes careful neighborhood selection and pay-grade-specific analysis essential before committing to any price point.

Which neighborhoods give the best commute-to-cost balance near JBM-HH? Alexandria consistently offers the strongest balance of daily commute access, Metro connectivity, housing variety, and price points below central Arlington. Families at O-3 and above frequently choose Alexandria for this reason. Falls Church and Fairfax City offer the most realistic buying options for VA loan buyers at E-7 through O-3 pay grades who want more living space than Arlington's condo market provides.

Is Fort McNair the same as Fort Myer? No. Fort McNair is a separate JBM-HH campus located in Washington D.C. at 2nd and P Streets SW, across the Potomac River from the Fort Myer and Henderson Hall campus in Arlington. Families assigned to Fort McNair should orient their neighborhood search toward D.C.-adjacent communities and Maryland suburbs rather than the Northern Virginia neighborhoods that suit Fort Myer families.

Are there pet-friendly housing options near JBM-HH? Off-base options vary widely by building and landlord. Urban Arlington and Crystal City condo buildings frequently have breed and weight restrictions that affect military families with larger dogs. Confirming pet terms before signing any lease in this market is especially important given how quickly available units disappear when families hesitate during the negotiation process.

Who can help me compare neighborhoods near JBM-HH? MilHousing Network connects military families with local real estate and relocation experts who know the Arlington, Alexandria, Falls Church, and Fairfax County markets from direct experience. The service is free for

military families and covers renting, buying, and the full pay-grade-specific affordability analysis that the NCR market requires. Contact our team to get matched before your PCS window closes.

[Contact us today!](#)