

Peterson SFB Housing Guide

Colorado Springs is one of the most military-saturated cities in the country, with five installations sharing the same metro area and the same housing market.

Peterson Space Force Base sits on the east side of the city, and knowing which neighborhoods align with your gate, your school priorities, and your BAH before you arrive changes the entire PCS experience.

[Contact Us Today](#)



What Makes Housing at Peterson SFB Different

Peterson SFB shares its Military Housing Area with Fort Carson, Schriever SFB, the Air Force Academy, and Cheyenne Mountain. That means your BAH is calculated against a market shaped by the combined demand of five installations, which keeps Colorado Springs housing more competitive than most mid-sized cities would be at its geography and size.

The school district question is the biggest housing decision variable at Peterson. On-base families are zoned into Colorado Springs School District 11, with bus service to McAuliffe Elementary, Jack Swigert Aerospace Academy, and Mitchell High School. Off-base families fall into whichever district covers their address, and the variation between District 11, District 20 in Briargate, District 49 in Falcon and Powers, and the smaller Fountain-Fort Carson District 8 is meaningful enough to drive significant neighborhood decisions.

Colorado has a flat state income tax rate of 4.4% that applies to active-duty pay, and a property tax rate of just 0.63%, among the lowest in the country. For buying families, that low property tax meaningfully reduces the annual carrying cost compared to most military markets.

On-Base Housing at Peterson SFB

On-base family housing is privatized through Tierra Vista Communities, which manages 669 homes across the installation. The community offers two, three, and four bedroom single-family homes, duplexes, and townhomes with modern finishes and open layouts. Rent equals BAH and includes water, sewer, average electricity, gas, 24/7 maintenance, and access to a fitness center, splash park, dog park, and playgrounds.

Is it available? Yes, with waitlists that run several months during peak PCS season from May through August. Wait times shorten considerably for fall and winter arrivals.

Who manages it? Tierra Vista Communities at (888) 718-7234. Their Welcome Home Center is at 650 McChord Street, Colorado Springs, CO 80916. Contact the Housing Management Office at (719) 556-4777 for referrals and relocation guidance.

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

What to ask before applying: Current wait times for your bedroom entitlement, which District 11 schools serve your specific unit address, pet policies (up to two pets with breed restrictions), and whether your rank qualifies for the available floor plan options before accepting placement.

Where Military Families Live Near Peterson SFB

Colorado Springs gives families genuine variety across neighborhoods with meaningfully different characters. The decision almost always comes down to commute versus school district versus price, and the three rarely point to the same address.

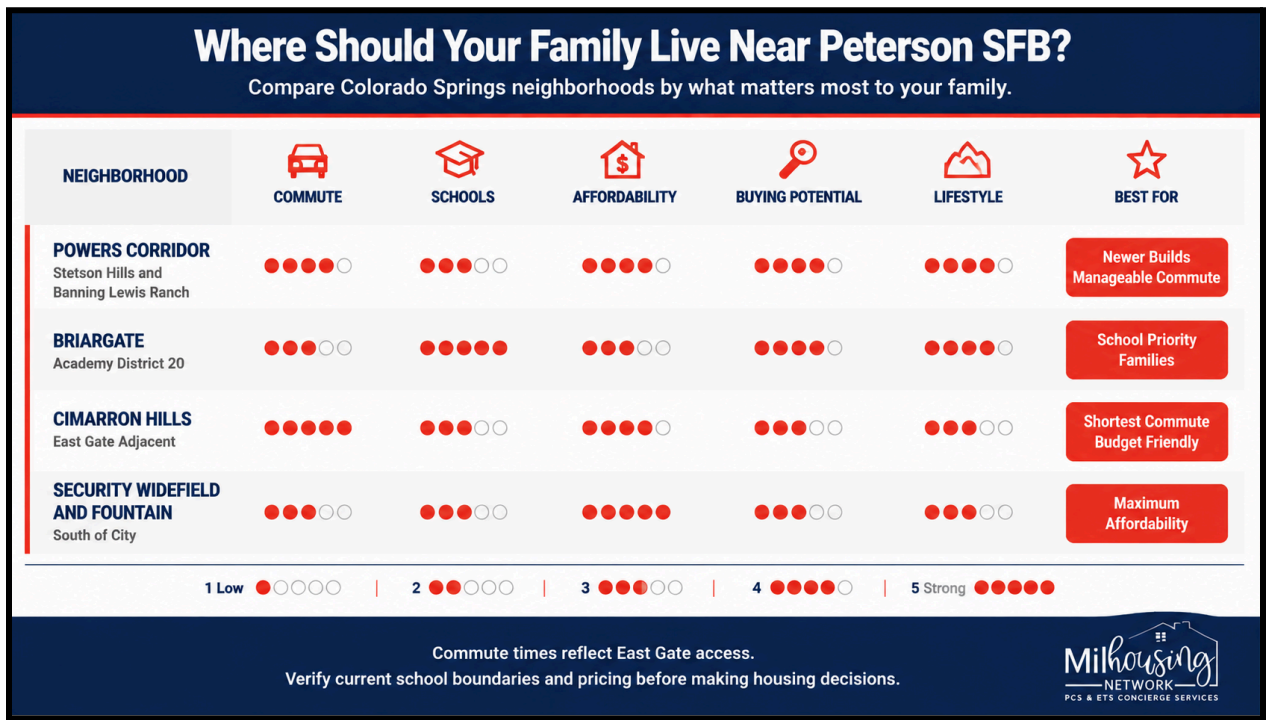
The Powers corridor, roughly 10 to 20 minutes from the East Gate, draws families who want newer master-planned subdivisions, broad retail access, and reasonable price points within a manageable commute. Stetson Hills and Banning Lewis Ranch are among the most consistently recommended communities within this corridor. School options include District 49, which covers Falcon and the eastern side of the city with a mix of traditional and charter school options.

Briargate in north Colorado Springs sits 15 to 25 minutes from the base and consistently attracts families who make school quality their primary filter. Academy District 20 serves this area and is widely regarded as the strongest district in the metro. The price premium over the Powers corridor is real, and families targeting Briargate should verify the monthly math against their specific BAH before committing.

Security-Widefield and Fountain lie south of the city, closer to Fort Carson than Peterson, but still within a workable commute for some assignments. These communities offer the most accessible price points in the metro and suit families where affordability outweighs school district preference or commute optimization.

Cimarron Hills, directly adjacent to the East Gate, delivers the shortest off-base commutes available and a mix of established and newer homes at

mid-range prices. Families who prioritize a minimal daily drive with no highway dependence consistently mention this area.



Should You Rent or Buy Near Peterson SFB?

Situation	Better Option
Tour under 2 years	Rent
Still deciding between school districts	Rent while you evaluate neighborhoods
3 or more years expected	Consider buying
E-5 and above with VA loan eligibility	Buying is financially accessible
Planning to keep as rental after PCS	Buying works well given five-installation demand

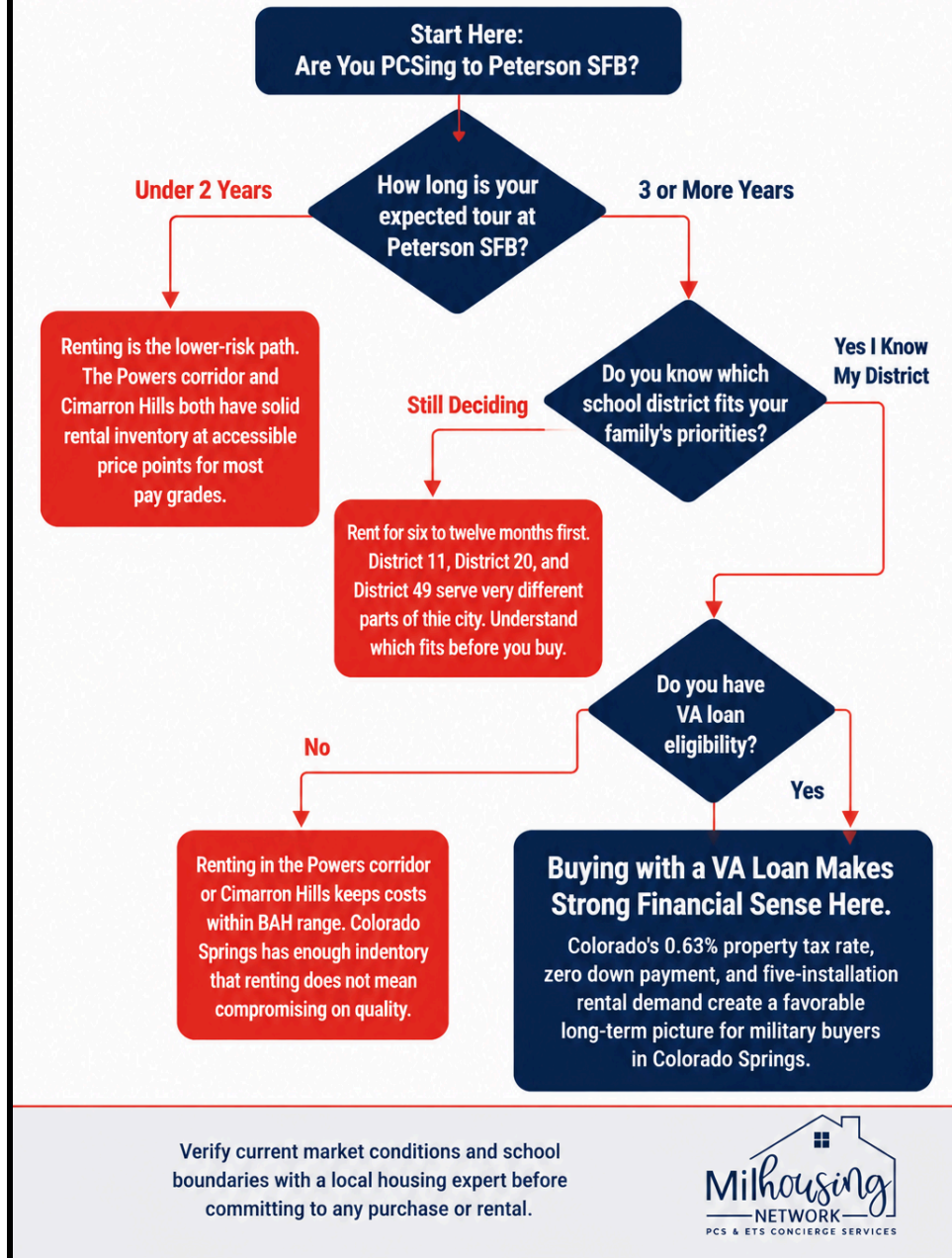
Colorado Springs is one of the more financially logical duty stations for military buying. Colorado's 0.63% property tax rate keeps annual carrying

costs lower than most markets, and the consistent demand from five installations creates a rental tenant pool that outlasts any single rotation cycle. Families who buy in the Powers corridor or Cimarron Hills and later convert to landlord status after PCS typically find tenants without the difficulty common in single-installation markets.

For families new to the city or undecided on school districts, renting first in the Powers corridor for six to twelve months before committing to a purchase is a lower-risk path that most families who have been through the decision recommend.

Should You Rent or Buy Near Peterson SFB?

Use this guide based on your tour length and Colorado Springs market realities.



How Far BAH Goes Near Peterson SFB

Peterson SFB falls under the Colorado Springs Military Housing Area, MHA code CO046, which covers all five installations in the metro. BAH varies by pay grade and dependency status. Verify your exact rate using the official DoD BAH calculator with ZIP code 80914 before finalizing any housing budget.

Colorado Springs runs modestly above the national average on cost of living, driven primarily by housing costs rather than everyday expenses. Groceries, utilities, and transportation stay reasonable. Colorado's 0.63% property tax rate is among the lowest in the country, which meaningfully reduces annual ownership costs for buying families compared to markets in Texas or New Jersey where property tax rates run three to five times higher.

Briargate runs above BAH for many enlisted grades due to the Academy District 20 school premium. Families targeting that area should run the specific monthly payment math for their pay grade against current listings before assuming coverage. The Powers corridor and Cimarron Hills give most mid-grade pay grades more comfortable BAH alignment.

Peterson SFB Housing Affordability Snapshot

Know your numbers before you choose a Colorado Springs neighborhood.



BAH RATE

Verify via DoD Calculator

Use ZIP 80914 with your pay grade and dependency status.



PROPERTY TAX RATE

0.63 percent

Among the lowest in the country for buyers.



COLORADO SPRINGS MEDIAN

Around \$490,000

Powers and Cimarron Hills offer accessible entry points.



Briargate and Academy District 20 neighborhoods carry a school premium that pushes above BAH for many enlisted grades. Verify your specific rate against current listings before targeting that area.

Colorado has a flat 4.4% state income tax on active-duty pay.
Verify all BAH figures using the official DoD calculator before making housing decisions.



Commute, Gates, and Daily Access

Peterson SFB has two primary gate access points. The West Gate on Stewart Avenue serves most daily traffic and is the standard entry for personnel approaching from central and western Colorado Springs. The East Gate accesses families coming from the Powers corridor and Cimarron Hills and is the more practical option for families living in those neighborhoods.

The base sits adjacent to Colorado Springs Airport, and Peterson Drive, Powers Boulevard, and Stewart Avenue are the primary surface routes connecting surrounding neighborhoods to the installation. Interstate 25 runs through the city and connects Briargate in the north and Fountain in the south, adding 5 to 15 minutes to commutes from those directions depending on time of day.

Morning traffic near the installation builds between 0700 and 0830 and is considerably lighter than at large metro installations. Families arriving from most Colorado Springs neighborhoods report predictable commutes without the highway congestion that defines duty stations in Southern California, the DC area, or coastal Florida.

Confirm which gate your daily work schedule actually uses before choosing a neighborhood since Peterson's east-west orientation means gate selection changes the practical commute calculation for families on either side.

PCS Arrival, Temporary Lodging, and Your First 30 Days

Contact Tierra Vista Communities at (888) 718-7234 the day orders arrive to begin the on-base waitlist application.

Contact the Housing Management Office at (719) 556-4777 for referral services and off-base relocation guidance.

Hand-carry PCS orders, medical records, and identification rather than shipping them ahead.

Book temporary lodging early since on-base options and nearby hotels both fill during peak summer PCS season. Fall and winter arrivals typically find more availability and shorter on-base waitlists.

New arrivals should account for Colorado's altitude of 6,035 feet. Families coming from sea-level duty stations often experience fatigue and mild

symptoms during the first week. Build adjustment time into your first days on arrival.

Research school enrollment for your target neighborhood before arrival since District 11 bus transportation from on-base housing to McAuliffe Elementary, Jack Swigert Aerospace Academy, and Mitchell High School requires confirmation through the housing office, and off-base district enrollment timelines vary.

Your First 30 Days at Peterson SFB

PCS Arrival Checklist

1



Call Tierra Vista Communities

(888) 718-7234 the day orders arrive.
Waitlist starts at application.

2



Hand-Carry Key Documents

PCS orders, medical records, and identification.

3



Contact Housing Management Office

Call (719) 556-4777 for referrals and
off-base relocation guidance.

4



Research School District Before Arrival

District 11, 20, 49, and Fountain-Fort Carson
serve different parts of the city.

5



Book Temporary Lodging Early

Fall and winter arrivals find shorter waits
and better availability than summer.

6



Prepare for Altitude Adjustment

Peterson sits at 6,035 feet. Plan for fatigue
during your first week and all-weather
tires before winter.

Colorado is a Choice State for schools, meaning families can request placement outside their assigned district if space is available. Ask the School Liaison Office about options before enrollment.



Find the Right Fit for Your Family

Need	Where to Start
Best school district in the metro	Briargate for Academy District 20, with BAH math verified first
Shortest East Gate commute	Cimarron Hills for most Space Force assignments
Newest construction at accessible prices	Powers corridor, Stetson Hills, and Banning Lewis Ranch
Maximum affordability	Security-Widefield and Fountain south of the city
Outdoor access and mountain proximity	The entire Colorado Springs metro delivers this, but Monument to the north adds hiking access
VA loan buying at E-5 and above	Powers corridor offers the most realistic BAH-to-payment ratio
Pets	Tierra Vista allows up to two pets with breed restrictions. Off-base landlords vary.
EFMP and special needs	Contact the Peterson SFB EFMP office before finalizing any housing
Spouse employment	Colorado Springs has growing defense contractor, healthcare, and tech sectors

Connect with military families who know the Colorado Springs assignment.

The MilHousing Network Peterson SFB community on Facebook is where Space Force and Air Force families share current neighborhood recommendations, school district advice, housing reviews, and PCS tips from people navigating the five-installation Colorado Springs market right now.

Local Housing Market Near Peterson SFB

Metric	Current Picture
Colorado Springs median home price	Approximately \$490,000 citywide
Powers corridor entry	\$380,000 to \$500,000 for newer townhomes and single-family homes
Briargate entry	\$500,000 to \$700,000 reflecting Academy District 20 school premium
Security-Widefield and Fountain	\$300,000 to \$400,000, most accessible price band in the metro
Typical rent range	\$1,600 to \$2,400 for family-sized units across most neighborhoods
Property tax rate	0.63%, among the lowest nationally for buying families
BAH fit	Powers and Cimarron Hills work well for most pay grades. Briargate requires O-3 and above for comfortable coverage.

Get a Local Housing Readiness Check Before Your PCS Window Closes

[Contact Us Today](#)

Frequently Asked Questions

Who manages on-base housing at Peterson SFB? Tierra Vista Communities manages all 669 privatized homes on the installation, offering two, three, and four bedroom single-family homes, duplexes, and townhomes. Rent equals BAH and includes utilities and 24/7 maintenance. Contact their Welcome Home Center at (888) 718-7234 or visit 650 McChord Street.

What schools do on-base children attend at Peterson SFB? On-base families are zoned into Colorado Springs School District 11, with bus transportation provided to McAuliffe Elementary, Jack Swigert Aerospace Academy, and Mitchell High School. Colorado is a Choice State, meaning families can request placement in other districts or charter schools if space is available. Contact the School Liaison Office for current enrollment options.

Which neighborhood gives the best combination of commute and school quality near Peterson SFB? The Powers corridor gives most families the strongest balance. District 49 schools are solid, newer construction is available in the \$380,000 to \$500,000 range, and East Gate commutes run 10 to 20 minutes under normal conditions. Families who prioritize school quality above all else typically choose Briargate for Academy District 20 and accept the higher price point.

Is buying near Peterson SFB a realistic financial decision? For tours of three years or longer at E-5 and above with VA loan eligibility, yes. Colorado's 0.63% property tax rate keeps annual carrying costs low, the zero down payment removes the largest financial barrier, and five-installation demand creates a reliable rental tenant pool for families

who convert to landlords after PCS. Run the specific monthly payment math for your pay grade against current listings before deciding.

How long are the waitlists for on-base housing at Peterson SFB?

Waitlists typically run several months during peak PCS season from May through August. Fall and winter arrivals generally experience shorter waits. The waitlist does not start until you submit your application, so contacting Tierra Vista Communities at (888) 718-7234 the day orders arrive is essential.

Are there pet-friendly housing options near Peterson SFB?

Tierra Vista Communities allows up to two pets in any combination of dogs and cats, with breed restrictions that should be confirmed directly before applying. Off-base neighborhoods across the Powers corridor, Cimarron Hills, and Briargate have pet-friendly rental inventory, though individual landlord policies vary.

Who can help my family navigate the Colorado Springs housing market?

MilHousing Network connects Space Force and Air Force families with local housing experts who know the Peterson SFB commute zones, the school district variations, and which neighborhoods work at which pay grades. Free for military families. Contact Us Today to get matched before your PCS window closes.

We can help you more. [Contact Us Today](#)