

Joint Base Anacostia-Bolling

Housing Guide

JBAB puts you inside Washington D.C., two miles from the Pentagon, and the housing market here is every bit as complex as that location suggests.

Most families who settle here made one decision correctly before they arrived: they knew which campus they were reporting to, and they chose a neighborhood accordingly.

[Contact us today!](#)

What Makes Housing at JBAB Different

Joint Base Anacostia-Bolling spans two campuses that share one command but sit in different daily realities. The Bolling side in Southwest D.C. handles Air Force and joint service operations. Fort McNair sits across the Anacostia River in Washington D.C. proper, accessible via 2nd and P Streets SW.

Families who choose a neighborhood optimized for Bolling and then find themselves working McNair daily describe a commute that adds real time across a full tour.

There is no standard military suburb situation here. You are choosing housing inside a major American city, which means commute direction

matters more than commute distance, Metro access changes the daily-life equation completely, and school district research requires understanding D.C., Virginia, and Maryland simultaneously.

Virginia has no state income tax on military pay, which makes Northern Virginia addresses financially attractive beyond just the commute math. Maryland taxes military pay for legal state residents. D.C. exempts active-duty members from D.C. income tax.

On-Base Housing at JBAB

On-base family housing at JBAB is privatized and managed by Hunt Military Communities across multiple neighborhoods on the Bolling side. Contact the Housing Management Office at (202) 767-4779 the day orders arrive and visit before signing any off-base lease.

Is it available? Yes, with waitlists. Contact Hunt Military Communities at (888) 294-8338 to check availability for your rank and family size.

What you need to apply: PCS orders and DD Form 1746, submitted as early as possible.

What to ask before applying:

- Which neighborhood fits your rank and bedroom entitlement
- Current wait times for your specific category
- School zone assignment for your assigned address
- Pet policies and any breed or size restrictions before committing

For single service members, the Unaccompanied Housing Office handles dorm and UPH assignments. Temporary lodging is available through the Bolling Inn, and reserving early is worth the call since D.C.-area lodging rates make commercial alternatives genuinely expensive.

Where Military Families Live Near JBAB

The housing search at JBAB requires a clearer commute-first decision than almost any other installation. Metro access genuinely changes what neighborhoods work, and the three-state geography means school systems, tax implications, and daily life feel very different depending on which direction you go.

Capitol Hill, Navy Yard, and Southwest D.C. sit closest to both campuses and offer walkability, Metro Green and Blue Line access, and a genuinely urban lifestyle. Three-bedroom units here run premium prices, and on-street parking is limited. Families without school-age children and those who want to minimize commute time at any cost consistently end up in this corridor.

Crystal City and Pentagon City in Virginia put families one Metro stop from the Bolling area with Blue and Yellow Line access. These are condo and apartment-heavy markets with high price points but outstanding commute convenience. Families who value commute predictability over space tend to land here.

Alexandria gives families more housing variety, a historic waterfront character, and Metro access on the Blue and Yellow Lines, all at a step down in price from Pentagon City. Alexandria City Public Schools and Fairfax County Public Schools serve different parts of the city, so confirming which district covers your specific target address matters before you sign anything.

Falls Church and Fairfax County in Virginia add commute time, thirty to forty-five minutes by car, but open access to Fairfax County Public Schools, consistently rated among the top districts in the country. This trade-off is the one most JBAB families with school-age children face directly. Families who make the decision for Fairfax schools typically describe it as intentional rather than a compromise.

Silver Spring and Bethesda in Maryland serve families assigned to the McNair campus more naturally, offering Metro access on the Red Line and a shorter commute across the Anacostia corridor. Note that Maryland taxes military pay for legal state residents, which changes the financial picture relative to Virginia addresses at the same commute distance.

★ JOINT BASE ANACOSTIA-BOLLING ★ NEIGHBORHOOD COMPARISON MATRIX ★★★ OFF-BASE LIVING OPTIONS NEAR JBAB ★★★					
NEIGHBORHOOD HOUSE	COMMUTE TO JBAB CAR	METRO ACCESS TRAIN	PRICE LEVEL TAG	SCHOOL QUALITY DIPLOMA	BEST FOR PEOPLE
Capitol Hill and Navy Yard	15–25 minutes	Excellent (Blue/Orange/Silver Lines)	High	Good to Excellent (DCPS, some charter options)	Young professionals, single service members, urban lifestyle
Crystal City and Pentagon City	15–20 minutes	Excellent (Blue & Yellow Lines)	High	Good (Arlington Public Schools)	Professionals, dual-income households
Alexandria	20–30 minutes	Good (Yellow & Blue Lines)	Moderate to High	Good to Excellent (Alexandria City Public Schools)	Families seeking historic charm and amenities
Falls Church and Fairfax County	25–40 minutes	Good (Orange & Silver Lines)	Moderate	Excellent (Fairfax County Public Schools)	Families prioritizing schools and suburban space
Silver Spring and Bethesda	30–45 minutes	Excellent (Red Line)	High	Excellent (Montgomery County Public Schools)	Families seeking top-rated schools and community
★ Milhousing NETWORK PCS & ETS CONCIERGE SERVICES ★					

Should You Rent or Buy Near JBAB?

Situation	Better Option
Tour under 2 years	Rent
New to D.C. metro area	Rent first, learn the commute and market
Tour 3 or more years in Virginia	Consider buying with VA loan

Targeting Fairfax County for schools	Buying makes strong financial sense
Fort McNair campus, Maryland address	Rent unless you plan to stay 3 or more years
Pentagon City or Crystal City	Renting typically makes more financial sense given price levels

The Washington D.C. metro is one of the most competitive real estate markets in the country, and the VA loan's zero down payment removes the biggest barrier to entry for families targeting Northern Virginia. Falls Church and Fairfax County townhomes and single-family homes regularly receive multiple offers, and VA loan buyers who work with experienced agents consistently compete successfully in that environment.

Renting first genuinely serves families who haven't yet confirmed which campus their daily schedule runs from, since the right rental location for Bolling and the right rental location for McNair point in different directions.

JOINT BASE ANACOSTIA-BOLLING

RENT vs BUY DECISION GUIDE

MAKE THE RIGHT CHOICE FOR YOUR TOUR AND LOCATION



Every situation is unique.

Run the numbers, review your BAH, factor in commute and taxes, and consult a local real estate professional you trust.

How Far BAH Goes Near JBAB

JBAB falls under Military Housing Area DCO53, which covers the full Washington D.C. Metro area and increased 8% in 2026, one of the steepest single-year increases nationally.

An E-5 with dependents receives approximately \$3,333 per month. An O-3 with dependents receives approximately \$4,065 per month. Those numbers are among the highest in the military, and they need to be, because D.C. metro housing costs run equally elevated.

Crystal City and Pentagon City three-bedroom units frequently run \$3,500 or more per month. Alexandria offers more room to work, with three-bedroom options available in the \$2,800 to \$3,400 range in many neighborhoods. Falls Church and Fairfax County townhome purchases in the \$550,000 to \$700,000 range produce monthly payments that are often competitive with renting similar-sized homes in the same area.

Virginia has no state income tax on military pay, which adds meaningful effective income on top of BAH for families choosing Virginia addresses. That advantage disappears for families choosing Maryland addresses, where state income tax applies.

Verify your exact rate using the [DoD BAH Rate Lookup](#) with ZIP code 20032 before building any housing budget.



Commute, Gates, and Daily Access

The Bolling main gate handles most daily traffic for the primary campus. Fort McNair in Washington D.C. is accessed separately via 2nd and P Streets SW and is a meaningfully different commute from most Northern Virginia residential neighborhoods.

The Pentagon Metro station on the Blue, Yellow, and Silver Lines sits within reach of the Bolling area, and Metro access from Crystal City, Pentagon City, and Alexandria genuinely changes the commute calculation. Families who use Metro consistently describe more predictable mornings than those navigating I-395 during peak hours.

I-395 northbound during the 0700 to 0900 window and southbound from 1600 to 1900 runs significantly slower than off-peak estimates suggest. A home that looks fifteen minutes from the gate at noon can run forty-five minutes at 0730, and that gap plays out every single workday.

Drive your actual route at your real muster time before you sign any lease or make any offer.

Your First 30 Days: What to Do and When

- Contact the Housing Management Office at (202) 767-4779 the day orders arrive
- Contact Hunt Military Communities at (888) 294-8338 to check on-base availability for your rank
- Confirm which campus, Bolling or McNair, your daily schedule actually runs from before choosing any neighborhood
- Research Metro SmartBenefits eligibility immediately on arrival since JBAB personnel qualify for transit subsidies
- Book the Bolling Inn for temporary lodging before your travel orders are cut, since D.C. commercial hotel rates make off-base alternatives genuinely expensive
- Confirm school enrollment timelines with Arlington County, Fairfax County, or Alexandria City schools depending on your target Virginia neighborhood, since all three fill quickly during summer PCS season

★ — YOUR — ★
FIRST 30 DAYS
★ ★ ★ — AT — ★ ★ ★
JOINT BASE ANACOSTIA-BOLLING

☐

1

CONTACT HOUSING MANAGEMENT OFFICE

Reach out immediately to get information on wait times, housing options, and available resources.

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2

CONTACT HUNT MILITARY COMMUNITIES FOR ON-BASE AVAILABILITY

Check current availability, application steps, and community policies.

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3

CONFIRM YOUR CAMPUS BEFORE CHOOSING A NEIGHBORHOOD

Identify your duty location (Bolling, Andrews, or Pentagon) to choose the most efficient commute.

☐

4

RESEARCH METRO SMARTBENEFITS ELIGIBILITY

Verify if you qualify for transit benefits to help reduce commuting costs.

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5

BOOK BOLLING INN BEFORE TRAVEL ORDERS ARE CUT

Secure temporary lodging early, as availability is limited during peak PCS periods.

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6

CONFIRM SCHOOL ENROLLMENT TIMELINES FOR TARGET DISTRICT

Understand enrollment windows, required documents, and any lottery or registration deadlines.



Find the Right Fit for Your Family

Need	Where to Start
Shortest Bolling commute	Crystal City or Pentagon City
Top school district access	Falls Church and Fairfax County
Balance of commute and school quality	Alexandria
Fort McNair campus	Silver Spring or Bethesda, Maryland
No state tax on military pay	Any Virginia address
VA loan buying at mid-to-senior grade pay	Alexandria or Falls Church for the strongest math
Walkable urban lifestyle	Capitol Hill or Navy Yard
Pets	Confirm Hunt Military Communities policies before applying

Connect with military families who know the D.C. area.

The MilHousing Network JBAB community on Facebook is where families currently stationed here share commute reality checks, school district comparisons, Metro access tips, and the kind of neighborhood-specific knowledge that official PCS packets never include.

Local Housing Market Near JBAB

Metric	Current Picture
D.C. metro cost of living	Approximately 40% above national average
Alexandria three-bedroom rent	\$2,800 to \$3,400 per month
Falls Church and Fairfax townhome range	\$550,000 to \$700,000
Crystal City and Pentagon City units	Premium pricing, often above \$3,500 per month for three bedrooms
Rental competitiveness	Very high across all corridors
BAH fit	DCo53 increase of 8% in 2026 provides strong coverage in Alexandria and Falls Church

Get personalized housing help near JBAB.

[Contact us today!](#)

Frequently Asked Questions

Does JBAB have on-base family housing? Yes. Hunt Military Communities manages privatized family housing on the Bolling side.

Contact them at (888) 294-8338 and the Housing Management Office at (202) 767-4779 the day orders arrive.

What is the difference between Bolling and McNair for housing purposes? Bolling and McNair are two separate campuses under one command. Bolling sits in Southwest D.C. while Fort McNair sits across the Anacostia. Families who choose a neighborhood without confirming their daily campus first frequently end up with a commute they didn't plan for.

Which state is better for housing near JBAB: Virginia or Maryland? Virginia does not tax active-duty military pay at the state level. Maryland does. At the same commute distance from base, a Virginia address saves military families meaningful income annually. That said, McNair-assigned families often find Maryland addresses reduce their actual commute time, so the trade-off is real and worth calculating for your specific situation.

Should I rent or buy near JBAB? Renting suits tours under two years or families still learning the campus-commute reality. For three or more years in Virginia with VA loan eligibility, buying in Alexandria or Falls Church is worth serious consideration given the zero down payment benefit in a market where most civilian buyers need substantial cash reserves to compete.

We can help you more. [Contact us today!](#)