

Finding Housing in the Ellsworth AFB Area

Although there are plenty of apartment complexes providing suitable housing for single members or small families, finding free-standing, single-family homes for rent in the Rapid City area is a challenge. You should begin researching housing options well before your arrival to Ellsworth to provide the most opportunities to find an option you are happy with. Buying a home is always an option, but BAH is not meant to cover home purchase costs and will require out of pocket expense. Because of all above, the demand for on-base housing is very high, and occupancy rates are consistently at near maximum capacity. This means base housing will, in most cases, not be option available to a member upon arrival to Ellsworth. The wait lists vary by category (JNCO/SNCO/E-9/CGO/FGO/SO), but typically have between a 3-12 month waiting period. There are exceptions to these wait times, and we encourage you to contact the Housing Office prior to your arrival to determine current status.

If you have a family, and do not secure housing in advance, we strongly recommend you make reservations at TLF (605-385-2844) for the 30-day maximum you are allowed. Although you will only be reimbursed for a few days of the 30, you will be drawing BAH the entire period. There are also hotels in the local area that will at times, lower their rates to match your BAH. The Housing Office can provide you with a list of hotels that have extended this offer at various times.

Ellsworth Housing Office

The Housing Management Office (HMO) is ready to assist you with finding a new home. When you arrive at Ellsworth AFB, you must contact the HMO before entering into any lease or sales contract for housing. Contact the HMO as soon as you know you are moving (see contact info at bottom). The government housing team will provide you with resources to help find suitable housing.

At Ellsworth AFB, on-base housing is privatized. Balfour Beatty Communities (BBC) owns the family housing, and conducts all phases of property management. BBC and the HMO are co-located in the same building, but are entirely different entities. BBC is a privately owned company, while the HMO is government. Please see the BBC contact info below to get information on the housing options available on the base, including amenities and other services offered by BBC to their residents.

Applying for On-Base Privatized Housing

You must be verified by the HMO as an eligible tenant before you enter into a lease with BBC. Unless occupancy rates are below 95% (never has happened at Ellsworth), you must be married, or single drawing BAH w/dependent rate BAH based upon having primary custody of a dependent, to be eligible for BBC housing. Mil-Mil marriages and members arriving w/o accompanying family need to call the HMO for questions on their particular situation.

If you want to apply for BBC housing, you must complete both a BBC and military application. Submit your applications at least 30 days before signing out of your current assignment. Your military application will be given an effective date consistent with guidance in AFI 32-6001, and signifies the point at which your wait will begin (thereby determining your position on the waitlist). For members PCS'ing, the effective date will not be the date you submit your application; whether you submit your application 1 month or 6 months in advance will not impact your application effective date. Special rules apply for members returning from UDR's, or performing TDY enroute. We recommend you call the HMO to fully understand how your application effective date is determined. To receive credit for any time in PCS status, you must present to the HMO within 30 days of arrival to Ellsworth.

HMO Contact Info: 605-385-2570; UDL_28CES_CEIHH@us.af.mil

Website: <https://www.housing.af.mil/Units/Ellsworth/>

BBC Contact Info: 605-923-9000; ellsworthleasing@bbcgrp.com;

Website: <https://www.ellsworthafbhomes.com/>