LOCATION GUIDE

Wright-Patterson AFB, Ohio

Housing, BAH, schools, gates, contacts and local know-how for the birthplace of aviation.

SERIES
CONUS
PCS

FROM	TO	GUIDE
Your current duty station	Wright-Patt AFB	Location
BRANCH	**BAH AREA**	**ARRIVE VIA**
Air Force	Wright-Patt AFB	Gate 12A

INSIDE THIS GUIDE

- Quick facts and getting here
- Before-you-arrive checklist
- Arrival, check-in and gates
- On-base and off-base housing
- 2026 BAH and rent vs. buy
- Schools and child care
- Spouse, family and Ohio rules
- Living here and day trips
- Key contacts
- Budget and house-hunting worksheets

WELCOME

Wright-Patt at a glance

Wright-Patterson is the Air Force's research, acquisition and logistics hub, on the edge of Dayton — with four real seasons, a low cost of living and the free National Museum of the U.S. Air Force inside the fence.

FACT	DETAIL
Location	Fairborn and Dayton, OH, spanning Greene and Montgomery counties
Nearest cities	Fairborn (next door), Dayton (about 10 mi), Cincinnati (about 60 mi), Columbus (about 70 mi)
Host unit	88th Air Base Wing
Major tenants	Air Force Materiel Command, Air Force Research Lab, NASIC, AFLCMC, Air Force Institute of Technology
Workforce	More than 30,000 military and civilian employees
Layout	Two main areas — Area A and Area B — split by Route 444, plus the airfield
BAH housing area	Wright-Patterson AFB, OH
On-base housing	The Properties at Wright Field

Getting here

AIRPORT	DETAIL
Dayton International (DAY)	About 20 miles; roughly 25 minutes
Columbus (CMH)	About 75 miles; roughly 1 hr 20 min
Cincinnati (CVG)	About 66 miles; roughly 1 hr 15 min, often cheaper fares
By car	I-675 or U.S. 35 to Gate 12A in Area A, the main entry for newcomers

Two areas, one base

Know whether your unit is in Area A or Area B before you choose a neighborhood. Gates and commute times are very different depending on the side.

COUNTDOWN

Before you arrive

Families who apply for base housing and connect with a sponsor early land more smoothly. Dayton-area rentals near the best-rated districts go quickly in summer.

As soon as you have orders 90+ DAYS OUT

- [ ] Apply for on-base housing through HEAT
- [ ] Confirm whether you'll work in Area A or B
- [ ] In EFMP? Call EFMP-Family Support now
- [ ] Request child care on MilitaryChildCare.com
- [ ] Ask your unit for a sponsor and in-processing checklist
- [ ] Compare school districts before you house-hunt
- [ ] Look up your BAH for Wright-Patterson
- [ ] Join local military spouse groups

Book the move 60 DAYS OUT

- [ ] Schedule household goods or plan your PPM
- [ ] Start the off-base rental or home search
- [ ] Plan for winter gear if arriving in fall
- [ ] Reserve base lodging (Visiting Quarters, Area A)
- [ ] Gather school, shot and IEP/504 records

Final prep 30 DAYS OUT

- [ ] Download your unit's in-processing checklist
- [ ] Keep registration, insurance and license handy at the gate
- [ ] Book a DEERS/ID card appointment if needed
- [ ] Set up utilities and internet at the new address

Winter moves

November through March can bring snow and ice. If you arrive in winter, plan driving days around the weather and pack coats, scrapers and boots in the car, not the truck.

DAY ONE

Arrival, check-in and gates

Your sponsor or gaining unit gives you a tailored in-processing checklist. Formal PCS sign-in at a central office is no longer required — you report to your unit.

1

Welcome Center

4185 Logistics Avenue, Building 286, Area A. Monday to Friday, 7 AM to 4:30 PM. Call (937) 257-6264.

2

24-hour arrival point

Visiting Quarters, Building 825, Area A, through Gate 12A. Lodging, meals and orderly room info. Call (937) 257-3451.

Gates to know

GATE	HOURS (CHECK BEFORE YOU GO)
12A (Area A)	Primary entry for newcomers; near the Hope Hotel
1A (Area A main)	Daily, 6 AM to 10 PM
1B (Area A, Fairborn side)	Monday to Friday, 6 AM to 6 PM
15A (Area A)	Monday to Friday, 6 AM to 6 PM
22B (Area B)	Monday to Friday, 6 AM to 6 PM
16A (commercial)	Daily, 6 AM to 6 PM

First stops

- ID Card Office, 2000 Allbrook Drive, Building 2, Area A — by appointment, bring two forms of ID
- Military Personnel Flight for personnel actions
- Military & Family Readiness Center, Building 2 — newcomer orientation and the loan closet
- Wright-Patterson Medical Center to enroll in TRICARE

Gate hours change

Several gates are weekday-only and hours shift with construction and security posture. Check the base gate page before your first drive in.

WHERE TO LIVE

On-base and off-base housing

There are no schools on base, so most families choose a home by school district first and commute second.

On base THE PROPERTIES AT WRIGHT FIELD

- Two family neighborhoods, The Prairies and The Woods, with 2- to 4-bedroom homes
- Your full BAH covers rent; your on-base address sets the school district
- Apply before arrival through the Housing Early Assistance Tool (HEAT)
- Call (937) 253-6009 for availability and pet rules

Off base PICK BY DISTRICT AND GATE

AREA	FEEL	COMMUTE
Beavercreek	Most popular; top-rated schools; about $250K–$450K+	Next door, Area A
Fairborn	Affordable, close and walkable downtown; about $150K–$280K	Under 10 min, Gate 1B
Huber Heights	Larger homes for the money	20–25 min via Route 4
Centerville / Bellbrook	Polished suburbs; strong schools; $300K+	25–30 min via I-675
Xenia / Springfield / New Carlisle	New construction and more land	25–40 min

Use the Housing Management Office

The base Housing Office (937) 257-6547 can review a lease before you sign and help with landlord problems off base.

THE NUMBERS

2026 BAH and rent vs. buy

BAH is set by the Wright-Patterson AFB, OH housing area. Monthly rates below; always confirm yours with the DoD calculator.

GRADE	WITH DEPS	WITHOUT	GRADE	WITH DEPS	WITHOUT
E-1 to E-4	$1,533	$1,224	W-5	$2,397	$1,959
E-5	$1,650	$1,341	O-1	$1,683	$1,413
E-6	$1,851	$1,422	O-2	$1,848	$1,614
E-7	$1,938	$1,536	O-3	$2,097	$1,773
E-8	$2,037	$1,695	O-4	$2,448	$1,938
E-9	$2,196	$1,746	O-5	$2,703	$2,028
W-1	$1,866	$1,506	O-6	$2,724	$2,079
W-2	$1,977	$1,692	O-1E	$1,953	$1,647
W-3	$2,100	$1,755	O-2E	$2,082	$1,734
W-4	$2,232	$1,863	O-3E	$2,259	$1,839

Source: DoD 2026 BAH rates via FedRateCalc

Double-check your rate before you budget — BAH changes every January: travel.dod.mil/Allowances/Basic-Allowance-for-Housing/BAH-Rate-Lookup/

Some high-cost areas also pay CONUS COLA: travel.dod.mil/Allowances/CONUS-Cost-of-Living-Allowance/

Rent or buy?

- Fairborn homes commonly run about $150K–$280K; Beavercreek about $250K–$450K and up
- Many Wright-Patt jobs are long research and acquisition tours, which makes buying more attractive
- Strong rental demand from incoming families helps if you keep the house when you leave
- Budget for winter heating, a snow shovel and possibly a basement sump pump

Know the district before you buy

Ohio students attend the district where they live. Confirm the school district for any address — city names and district lines don't always match.

KIDS

Schools and child care

There are no DoDEA schools at Wright-Patt. Children attend the local public district for their address, and the area has several highly rated options.

DISTRICT	NOTES
Beavercreek City	Most popular with military families; consistently high ratings
Fairborn City	Closest to Gate 1B; many military families
Centerville City	Rated high; larger suburban district
Bellbrook-Sugarcreek Local	Rated high; smaller, close-knit
Huber Heights City	Newer homes, mid-range ratings
Mad River Local	Serves the Riverside area near Area B

Military Interstate Compact

Helps with records, placement and graduation rules when you move mid-year.

School liaison

Ask the Military & Family Readiness Center (937) 257-3592 for district help and enrollment questions.

Ohio in-state tuition

Military families stationed in Ohio can qualify for in-state rates at public colleges.

Child care

- Request on-base Child Development Center care through MilitaryChildCare.com as soon as you have orders
- The Youth Center runs before- and after-school and summer programs
- Family Child Care homes on base can cover gaps and odd hours
- Wright State University sits right next to the base for spouses and teens

FAMILY LIFE

Spouse, family and Ohio rules

Spouse support

- The M&FRC runs employment help, federal résumé workshops and the loan closet
- Ohio recognizes many out-of-state occupational licenses for people moving here
- Thousands of civilian jobs at the base and in Dayton's defense and research sector
- MyCAA can fund certificates for eligible spouses

Family programs

- EFMP-Family Support (937) 257-5938
- New parent and family life programs at the M&FRC
- Chapel programs and youth activities on base
- Five Rivers MetroParks for free family outings

Ohio rules for military families

TOPIC	WHAT TO KNOW
State income tax	Military pay of nonresidents stationed in Ohio isn't taxed by Ohio
City income tax	Most Ohio cities tax local wages; military pay is exempt, but a working spouse may owe it
Driver's license	Service members and dependents with a valid home-state license can keep it
Vehicle registration	You can keep your home-state registration while stationed here
Emissions testing	None in the Dayton area
College tuition	Military families stationed in Ohio can qualify for in-state rates

Ask before you file

Spouses who work in an Ohio city should ask the base legal office or a tax preparer about local city income tax and the Military Spouses Residency Relief Act.

OFF DUTY

Living here

You'll need a car. I-675 rings the east side of Dayton and connects most neighborhoods to the base; rush hour around Gate 12A and Route 444 is the main slowdown.

Climate

Four real seasons: humid summers, colorful falls and cold, snowy winters. Spring storms can bring tornado warnings.

Shopping

Commissary and BX on base. The Greene Town Center and Fairfield Commons in Beavercreek are the main retail hubs.

On base

The free National Museum of the U.S. Air Force, golf, bowling, fitness centers and outdoor rec rentals.

Day trips

DESTINATION	DRIVE	WHY GO
Dayton Aviation Heritage sites	~15 min	Wright Brothers history and Carillon Park
Yellow Springs / John Bryan State Park	~20 min	Quirky village, gorge hikes, Young's Jersey Dairy
Oregon District	~15 min	Downtown Dayton food and music
Kings Island	~45 min	Roller coasters and a water park
Cincinnati	~1 hr	Zoo, Reds baseball, the riverfront
Columbus	~1–1.25 hr	COSI, the zoo, Ohio State games
Ark Encounter (KY)	~1.75 hr	Popular family attraction
Hocking Hills	~2 hr	Waterfalls, caves and cabins
Indianapolis	~2 hr	Children's Museum and the Speedway

KEEP THIS HANDY

Key contacts

Phone numbers change — call ahead to confirm hours before you drive over.

OFFICE	PHONE
Base operator	(937) 257-1110
Welcome Center	(937) 257-6264
Visiting Quarters (24 hr)	(937) 257-3451
Military & Family Readiness	(937) 257-3592
Military Personnel Flight	(937) 522-3664
EFMP-Family Support	(937) 257-5938
Loan Closet	(937) 257-2910

OFFICE	PHONE
Housing Management Office	(937) 257-6547
The Properties at Wright Field	(937) 253-6009
Unaccompanied Housing	(937) 257-0377
88th Medical Group A&D	(937) 257-9183
TRICARE East (Humana)	(800) 444-5445
Commissary	(937) 257-2060
ITT Tickets & Travel	(937) 257-7670

Links

WPAFB Newcomers · 88 FSS (Wright-Patt FSS) · The Properties at Wright Field · MilitaryINSTALLATIONS · DoD BAH calculator · Plan My Move

Sources: WPAFB Newcomers pre-arrival and in-processing pages; MilitaryINSTALLATIONS check-in procedures; PCS Pay It Forward Wright-Patterson base guide; DoD 2026 BAH rates.

READY FOR THE FULL PLAYBOOK?

Go step by step with the kits.

Worksheets, trackers and a complete binder setup for every stage of your move.

pcslikeapro.org

hello@pcslikeapro.org

WORKSHEET

Plan your landing

My housing budget

ITEM	AMOUNT
My monthly BAH	$
Rent or mortgage	$
Utilities (winter heating estimate)	$
Renter's or homeowner's insurance	$
Left over (BAH minus costs)	$

Neighborhood comparison

AREA / ADDRESS	RENT OR PRICE	AREA A OR B COMMUTE	SCHOOL DISTRICT	NOTES

First-week checklist

- [ ] Report to your unit with your checklist
- [ ] Update DEERS; get dependent IDs
- [ ] Turn in travel and moving paperwork
- [ ] Register with Child and Youth Programs
- [ ] Visit the Welcome Center if you need help
- [ ] Enroll in TRICARE at the Medical Center
- [ ] Enroll kids in your district
- [ ] Visit the M&FRC loan closet