LOCATION GUIDE

Washington, DC Area

Housing, BAH, schools, commutes and base notes for the Pentagon and the National Capital Region's Virginia, Maryland and DC installations.

SERIES
CONUS
PCS

FROM	TO	GUIDE
Your current duty station	Washington, DC area	Area
BRANCH	**BAH AREAS**	**INSTALLATIONS**
All services	DC · Quantico · Meade	8 covered

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WELCOME

The National Capital Region at a glance

The NCR spans Virginia, Maryland and DC. Where you work — not just your base — should decide where you live.

INSTALLATION	AREA	MAIN SERVICES	NOTES
The Pentagon	Arlington, VA	Joint, all services	No housing; Metro stop
JB Myer-Henderson Hall	Arlington, VA	Army, Marines	The Old Guard; limited housing
Fort Belvoir	Fairfax County, VA	Army, agencies	Augusta Military Medical Center
MCB Quantico	Prince William, VA	Marines	DoDEA schools; own BAH area
JB Anacostia-Bolling	Southeast DC	Air Force, Navy	Housing for Bethesda too
Joint Base Andrews	Prince George's, MD	Air Force, Navy	89th Airlift Wing
Fort Meade	Anne Arundel, MD	Joint, NSA, CYBERCOM	Own BAH area
NSA Bethesda	Bethesda, MD	Navy, joint medical	Walter Reed

Getting here

OPTION	DETAIL
Reagan National (DCA)	Closest to the Pentagon and Myer; on Metro
Dulles (IAD) and BWI	More flights; BWI is closest to Fort Meade
By car	I-95 and the I-495 Capital Beltway connect every base

Ask where you'll actually work

Many NCR jobs are in office buildings away from the base on your orders. Your real duty location decides your commute.

COUNTDOWN

Before you arrive

The NCR is expensive and traffic sets your daily life. Pick your neighborhood by commute, and start housing and child care the week orders arrive.

As soon as you have orders 90+ DAYS OUT

- [ ] Find out exactly where you'll work — not just which base
- [ ] Apply for base housing if offered
- [ ] Request child care on MilitaryChildCare.com
- [ ] Test-drive the commute at rush hour (or plan to)
- [ ] Request a sponsor from your gaining unit
- [ ] Look up BAH for your duty ZIP code
- [ ] Compare school districts before you house-hunt
- [ ] Join local military spouse groups

Book the move 60 DAYS OUT

- [ ] Schedule household goods or plan your PPM
- [ ] Start the rental or home search
- [ ] Get an E-ZPass Flex for express lanes
- [ ] Reserve base lodging early
- [ ] Gather school, shot and IEP/504 records

Final prep 30 DAYS OUT

- [ ] Print orders and copies
- [ ] Book a DEERS/ID card appointment if needed
- [ ] Confirm your report location and parking
- [ ] Set up utilities and internet at the new address

No COLA here

The DC-area bases don't receive CONUS COLA, and costs are among the highest in the country. Build your budget around BAH alone.

BASE NOTES · VIRGINIA

Pentagon, Myer, Belvoir and Quantico

The Pentagon ARLINGTON · NO HOUSING

- Home of OSD, the Joint Staff and every service headquarters staff
- DiLorenzo Pentagon Health Clinic is inside the building
- Check in with your agency or service personnel office first
- Parking is limited — most people take Metro, slug or vanpool

Joint Base Myer-Henderson Hall ARLINGTON · ARMY · MARINES

- The Old Guard, ceremonial units and Henderson Hall (HQMC support)
- Apply within 30 days of arrival to keep your waitlist date
- Government housing only, mostly for key billets — most families live off post
- Housing office: (703) 696-3558 · Lodging: (703) 696-3576

Fort Belvoir FAIRFAX COUNTY · AGENCIES

- Home to DLA, DTRA, NGA and many other agencies
- Alexander T. Augusta Military Medical Center is on post
- Fort Belvoir Residential Communities: 15 villages, (703) 619-3877
- No DoDEA — kids attend Fairfax County schools, including on post

Marine Corps Base Quantico PRINCE WILLIAM AND STAFFORD

- Officer Candidates School, The Basic School, Marine Corps University, FBI Academy
- Lincoln/Liberty Military Housing: (703) 432-8500; waits from 30 days to 12 months
- Check in at IPAC, Building 2006: (703) 784-4479; after hours (703) 784-2707
- DoDEA schools for on-base families; School Liaison (703) 784-4729

BASE NOTES · DC AND MARYLAND

JBAB, Andrews, Meade and Bethesda

Joint Base Anacostia-Bolling SOUTHEAST DC

- 11th Wing, the Air Force Honor Guard and Band, DIA headquarters and Navy commands
- Also houses NSA Bethesda families — expect competition
- Family housing by Hunt (202) 987-6000 and Liberty (202) 644-9070
- Military & Family Readiness Center: (202) 284-4473

Joint Base Andrews PRINCE GEORGE'S COUNTY

- 316th Wing, 89th Airlift Wing (Air Force One) and NAF Washington
- Clark Realty housing: (301) 736-8082; get counseling at the Housing Office first
- Report to your unit; after hours, sign in at the Presidential Inn (301) 981-4614
- Malcolm Grow clinics on base; specialty care often at Walter Reed

Fort George G. Meade BETWEEN DC AND BALTIMORE

- NSA, U.S. Cyber Command, DISA and cyber units from every service
- Corvias manages about 2,600 homes in several neighborhoods
- Army members do a five-day in-processing; others report to their command
- Cleared spouses find a strong job market here

NSA Bethesda / Walter Reed BETHESDA · RED LINE

- Walter Reed National Military Medical Center and USU
- Navy Housing Service Center: (301) 295-6564
- No family housing on base — families apply at JBAB through Liberty
- Montgomery County rents are among the region's highest

WHERE TO LIVE

Housing by neighborhood

Base housing is limited, so most families rent or buy off base. Live on the same side of the Potomac as your job — bridge crossings are the biggest bottleneck.

Base housing LIMITED AT MOST BASES

- Privatized housing at Belvoir, Quantico, JBAB, Andrews and Meade
- Bethesda families apply at JBAB
- JBM-HH housing is mostly for key billets
- Get counseling at the base housing office before you sign a lease

Off base PICK BY COMMUTE

AREA	GOOD FOR	NOTES
Arlington	Pentagon, JBM-HH	Walkable; highest Virginia rents
Alexandria / Kingstowne	Belvoir, Pentagon	3BR house about $3,400
Springfield / Burke	Belvoir, Pentagon	Metro and VRE access
Woodbridge / Lake Ridge	Quantico, Belvoir, Pentagon	Slug and VRE hub; 3BR about $2,300–$2,600
Stafford	Quantico; Pentagon by slug	More house for the money
Bowie, MD	Andrews, Meade	3BR about $2,600–$3,200
Odenton / Severn, MD	Meade	On MARC; 3BR about $2,600
Waldorf / Clinton, MD	Andrews	More affordable; 3BR about $2,400–$3,100
Rockville / Silver Spring, MD	Walter Reed	Red Line access

THE NUMBERS

2026 BAH and rent vs. buy

The National Capital Region has three main BAH areas: Washington, DC Metro (most bases), Quantico/Woodbridge and Fort Meade, MD. Monthly rates below.

GRADE	DC WITH	DC W/O	QUANTICO WITH	QUANTICO W/O	MEADE WITH	MEADE W/O
E-1 to E-4	$3,096	$2,409	$2,730	$2,109	$2,739	$2,178
E-5	$3,132	$2,832	$2,955	$2,361	$2,901	$2,436
E-6	$3,759	$3,057	$3,174	$2,523	$3,276	$2,592
E-7	$3,855	$3,099	$3,228	$2,739	$3,327	$2,745
E-8	$3,957	$3,261	$3,288	$3,006	$3,378	$2,982
E-9	$4,128	$3,447	$3,444	$3,060	$3,507	$3,087
W-1	$3,780	$3,096	$3,192	$2,661	$3,297	$2,694
W-2	$3,894	$3,258	$3,252	$3,003	$3,345	$2,979
W-3	$4,023	$3,471	$3,330	$3,072	$3,414	$3,102
O-1	$3,213	$3,054	$2,991	$2,499	$2,952	$2,577
O-2	$3,753	$3,126	$3,171	$2,883	$3,273	$2,850
O-3	$4,020	$3,531	$3,327	$3,090	$3,411	$3,138
O-4	$4,410	$3,855	$3,753	$3,222	$3,759	$3,321
O-5	$4,692	$3,909	$4,065	$3,252	$4,014	$3,345
O-6	$4,731	$3,999	$4,098	$3,306	$4,047	$3,390

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?

- Most families rent; home prices are high, but homes rent easily when you PCS
- Outer suburbs cost less but add commute time — weigh both

KIDS

Schools and child care

DoDEA runs schools only at Quantico. Everywhere else, your address decides the district — and districts vary widely.

DISTRICT OR SCHOOL	SERVES
Fairfax County (VA)	Belvoir area, including Fort Belvoir Elementary on post
Arlington, Alexandria and Prince William (VA)	Pentagon, Myer and Woodbridge areas
Stafford County (VA)	Quantico families off base
Montgomery County (MD)	Bethesda and Walter Reed area
Prince George's, Anne Arundel and Howard (MD)	Andrews and Fort Meade areas
DC Public Schools	Neighborhood schools plus a citywide lottery

DoDEA at Quantico

Crossroads Elementary and Quantico Middle/High for on-base families.

Military Interstate Compact

Virginia, Maryland and DC are members.

School Liaisons

Every base has one — ask your sponsor for the right contact.

Child care

- Request care on MilitaryChildCare.com as soon as you have orders — waits are long
- Youth programs run before and after school
- Family Child Care homes on base fill gaps
- Fee assistance can help with off-base care

FAMILY LIFE

Spouse, family and Virginia, Maryland & DC rules

Spouse support

- Family centers help with job searches and federal applications
- Spouses with security clearances are in high demand
- Virginia, Maryland and DC offer licensing help for military spouses
- MyCAA can fund certificates for eligible spouses

Family programs

- Fort Belvoir ACS Relocation: (571) 231-7000
- JBAB Military & Family Readiness: (202) 284-4473
- Fort Meade ACS: (301) 677-4107
- Free counseling through Military OneSource

Virginia, Maryland & DC rules for military families

TOPIC	WHAT TO KNOW
Virginia income tax	Nonresident military pay isn't taxed; VA residents can subtract some basic pay
Virginia car tax	Nonresident military are exempt from personal property tax — file with each county
Maryland	Nonresident military pay isn't taxed; residents pay state and county tax
Washington, DC	Nonresident military pay isn't taxed; DC residents pay up to 10.75%
Spouse income	Spouses who keep another legal residence may be exempt under MSRRA

File your car tax exemption

Virginia counties bill nonresident military unless you file. Fairfax County asks for an LES every three years.

OFF DUTY

Living here

A 20-mile commute can take 60–90 minutes. Metro, VRE, MARC, slugging and the express lanes are how most people make it work.

Getting around

Metro serves the Pentagon, JBAB, Andrews and Walter Reed. VRE and MARC trains reach Quantico and Fort Meade.

Slugging

Free carpools from I-95 lots to the Pentagon let drivers use HOV-3 lanes.

Climate

Hot, humid summers, mild springs and falls, and winters with some snow.

Day trips

DESTINATION	DRIVE	WHY GO
Old Town Alexandria	~15 min	Waterfront, shops and history
National Mall and Smithsonian	In town	Free museums and monuments
Mount Vernon	~20 min from Belvoir	George Washington's estate
Annapolis	~45 min	Naval Academy and the harbor
Baltimore Inner Harbor	~1 hr	Aquarium and Fort McHenry
Fredericksburg	~1 hr	Civil War battlefields
Harpers Ferry, WV	~1.25 hr	Rivers, trails and history
Shenandoah / Skyline Drive	~1.5 hr	Mountain views and hikes
Gettysburg, PA	~1.5 hr	Battlefield tours

KEEP THIS HANDY

Key contacts

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

OFFICE	PHONE
NCR appointment line	(855) 227-6331
Fort Belvoir Welcome Center	(703) 805-5578
Fort Belvoir Housing Services	(703) 805-3019
Quantico IPAC	(703) 784-4479
Andrews Housing Office	(301) 981-5518

OFFICE	PHONE
Lodging: Fort Myer	(703) 696-3576
Lodging: Fort Belvoir	(703) 704-8600
Lodging: Quantico	(703) 630-4444
TRICARE East	(800) 444-5445
Nurse advice line	1-800-874-2273

Add your own

MY OFFICE OR UNIT

SPONSOR

BASE HOUSING OFFICE

CLINIC

Links

Slug lines · Fairfax military car tax FAQ · Military OneSource installations · BAH Rate Lookup · Plan My Move

Sources: Military OneSource installation pages; CNIC and housing.af.mil; Augusta MMC and TRICARE clinic pages; DTMO 2026 CONUS COLA list; Rentometer (2025–26); DoD 2026 BAH rates via FedRateCalc.

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 (estimate)	$
Renter's or homeowner's insurance	$
Left over (BAH minus costs)	$

Neighborhood comparison

AREA / ADDRESS	RENT OR PRICE	COMMUTE TO WORK	SCHOOL DISTRICT	NOTES

First-week checklist

- [ ] Check in with your unit or agency
- [ ] Update DEERS; get dependent IDs
- [ ] Turn in travel and moving paperwork
- [ ] File the car tax exemption
- [ ] Get your building pass and parking
- [ ] Enroll in TRICARE
- [ ] Enroll kids in school
- [ ] Try the commute with Metro or a slug line