VETERAN HOME RESOURCE

2026–2027 EDITION

TUCSON, ARIZONA

DAVIS-MONTHAN

AIR FORCE BASE

The Base Guide for Airmen, Civilians, Military Families and Veterans



The 309th AMARG "Boneyard" at Davis-Monthan AFB. U.S. Air Force photo via DVIDS.

Check-in, housing, where to live and what to know

Scan for homes near Davis-Monthan

LeRoy Romero · 623-293-0044

EQUAL HOUSING OPPORTUNITY

LeRoy Romero · AZ Real Estate License SA649157000 · AXEN Realty, LLC

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WELCOME TO DAVIS-MONTHAN AIR FORCE BASE

From one Veteran to the next.

I shipped to boot camp in August 1996 and served as an 0311 in the Marine Corps. I know what it's like to get orders, pack up your life and figure out a new town in a hurry.

I've been helping military families and Veterans buy homes in Arizona since 2013. I put this guide together so you have the essentials in one place: what to do when you check in, where people live, what Tucson is like, and who to call.

Keep it, print it, share it with your spouse or your sponsor. And if you want a straight answer about living off base, call me. No pressure, no sales pitch.

Quick numbers

Emergency: 911
Veterans & Military Crisis Line: 988, press 1
Base operator: 520-228-1110
Welcome Center: 520-228-1077
355th Medical Group appointments: 520-228-2778
Lodging: 520-228-3230

LeRoy Romero

Veteran. Advocate. Educator.

Reach LeRoy
623-293-0044

LeRoy@VeteranHomeResource.com
veteranhomeresource.com



A homecoming on the Davis-Monthan flight line. U.S. Air Force photo via DVIDS.

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THE INSTALLATION

Davis-Monthan at a glance

Davis-Monthan sits inside the city of Tucson. The host 355th Wing is now the Air Force's combat search and rescue hub, flying the HH-60W Jolly Green II and HC-130J. The base is also home to the EA-37B electronic attack mission, 12th Air Force and the famous aircraft "Boneyard." The A-10 mission ended here in 2026.

BRANCH	HOST UNIT	KNOWN FOR
U.S. Air Force	355th Wing	Rescue and the Boneyard



Who works here

Active-duty Airmen, Reserve and Guard units, federal civilians and contractors, plus the 309th Aerospace Maintenance and Regeneration Group. A special operations wing is scheduled to move in over the next few years.

Getting there

The base is on Tucson's southeast side, just east of I-10. Newcomers and visitors usually come in through the Craycroft Road gate.

Official site

dm.af.mil

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PRINT IT AND CHECK IT OFF

Your check-in checklist

BEFORE YOU LEAVE

- ☐ **Connect with your sponsor**
  No sponsor yet? Ask your gaining unit for a name and number.
- ☐ **Send in your in-processing checklist**
  Email it to the Welcome Center at 355WG.CVB.WC@us.af.mil. Your unit schedules your appointment.
- ☐ **Book lodging early**
  520-228-3230 · af.dodlodging.net · pet-friendly rooms are limited
- ☐ **Start your housing request**
  Use the HEAT online tool before you move
- ☐ **Schedule your household goods**
  Online through DPS
- ☐ **Hand-carry your records**
  Orders, ID cards, LES, marriage and birth certificates, shot records (people and pets), school records, car title, registration and insurance

DAY ONE

- ☐ **Duty hours: check in with your unit, in uniform**
  Then the Welcome Center, Bldg 3200, Room 123, by appointment (Mon–Fri, 8 a.m.–4 p.m.)
- ☐ **After hours or weekends: check in at base lodging**
  Report to your unit the next duty day

FIRST WEEK

- ☐ **Attend your mandatory newcomer briefings**
  Right Start and base sponsorship, scheduled during in-processing
- ☐ **Finish unit in-processing before house hunting**
  Do it before you take permissive TDY or leave to look at homes
- ☐ **File your travel voucher**
- ☐ **Set up care with the 355th Medical Group**
  520-228-2778 · for emergencies, call 911

FIRST MONTH

- ☐ **Visit the Military Housing Office before you sign a lease or contract**
  8090 E. Ironwood St. · 520-228-3687
- ☐ **Get a Pima County emissions test before registering a car**
- ☐ **Visit the Airman & Family Readiness Center**
  520-228-5690
- ☐ **Enroll the kids in school**
- ☐ **Decide: base housing, rent or buy**
  Call LeRoy · 623-293-0044

Visiting Davis-Monthan?

Guests without a military ID need a pass. Pre-register online through DBIDS, and bring a REAL ID-compliant license, vehicle registration and proof of insurance. Ask your sponsor which gate to use.

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WHO TO CALL

Where to go

OFFICE	LOCATION	PHONE
Welcome Center (in-processing)	Bldg 3200, Room 123	520-228-1077
Military Personnel Flight	Bldg 3200	520-228-5212
ID cards / DEERS	On base	520-228-4425
Airman & Family Readiness Center	On base	520-228-5690
Military Housing Office	8090 E. Ironwood St.	520-228-3687
Soaring Heights Communities (base family housing)	On base	520-745-5024
Unaccompanied Housing (dorms)	3605 S. Seventh St.	520-228-3576
Lodging	On base	520-228-3230
355th Medical Group (appointments)	On base	520-228-2778
Legal Assistance	On base	520-228-5242
Base operator	—	520-228-1110
Military OneSource	militaryonesource.mil	800-342-9647

Hours and numbers change. Confirm with the office or at dm.af.mil before you go. Current as of November 2026.

Can't find a number?

Call the base operator at 520-228-1110 and ask for the office by name.

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HOUSING

Base housing, rent or buy?

Junior single Airmen generally live in the dorms. Families and higher-ranking Airmen can choose base housing with Soaring Heights Communities or the Tucson area.

	BASE HOUSING	RENTING OFF BASE	BUYING OFF BASE
Homes	Single-family and multiplex homes run by Soaring Heights Communities	Apartments to single-family homes	Your pick of neighborhoods
Commute	Shortest	About 10 to 40 minutes	About 10 to 40 minutes
Flexibility	Easy in, easy out	Lease terms; ask for a military clause	Sell or rent it out when you move
Upkeep	Handled for you	Landlord handles most	Yours
After you leave	Nothing to show for it	Nothing to show for it	Possible rental income and equity

Start with the Military Housing Office

Get counseling at the Military Housing Office (8090 E. Ironwood St., 520-228-3687) before you sign a lease or purchase contract. Soaring Heights Communities runs base family housing (520-745-5024).

Check your BAH

Look up your rate by rank with the Defense Travel Management Office BAH calculator. Davis-Monthan ZIP: 85707.

Know about aircraft noise

Davis-Monthan sits inside the city, and some neighborhoods sit under its flight paths. Arizona requires disclosure when a home is near a military airport. Ask before you sign, and drive the area at different times of day.

If you rent

Ask for a military clause, and walk the place with the landlord using a written move-in checklist.

Thinking about buying in Tucson?

Scan to search homes within commuting distance of Davis-Monthan, or call LeRoy at 623-293-0044. Arizona agent since 2013, buyer representation and negotiation.

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WHERE TO LIVE

Where D-M families live

Tucson gives you a lot of choice. Drive times are approximate to the base with normal traffic.

East side Tucson

about 10–15 min

Established neighborhoods close to the base, with older ranch homes, mature trees and quick access to shopping on Broadway and Speedway.

Rita Ranch and Civano

about 15–20 min

Southeast of the base. Newer master-planned communities, parks and a family-friendly feel.

Vail

about 20–30 min

Out along I-10 at the edge of the Rincon Mountains. Newer homes, more space and a sought-after school district.

Midtown and central Tucson

about 15–20 min

Closer to downtown and the University of Arizona, with historic neighborhoods, restaurants and character homes.

Sahuarita and Green Valley

about 25–35 min

South along I-19. Newer subdivisions in Sahuarita and a large retirement community in Green Valley.

Oro Valley and Marana

about 35–45 min

North side at the foot of the Santa Catalinas. Newer homes and mountain views, with a longer drive to the base.

See what's for sale near Davis-Monthan

Scan for live listings across Tucson and set up alerts for the neighborhoods you like.

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ARIZONA AND YOUR MONEY

Taxes and the cost of living here

ACTIVE DUTY AND RESERVE PAY

Not taxed by Arizona

MILITARY RETIREMENT PAY

Not taxed by Arizona

Arizona income tax

Arizona exempts military pay from state income tax. Military retirement pay is fully exempt too, which is one reason so many Veterans retire in Tucson. Other income, like a civilian or spouse paycheck, is taxed at Arizona's flat income tax rate.

Your home state of record

Under the Servicemembers Civil Relief Act, you can usually keep your home state of record while stationed here, and your spouse may be able to keep theirs. Talk to the base Legal Assistance office (520-228-5242) or a tax professional about your situation.

Property tax for Disabled Veterans

Arizona offers a property tax exemption for Veterans with a service-connected disability, sized to the disability rating. Income and value limits apply, so check with the Pima County Assessor.

Cars and emissions

Nonresident active-duty members can often keep their home-state plates, or register here without paying Arizona's vehicle license tax (get the exemption form from Legal). Vehicles in the Tucson area need a Pima County emissions test to register.

Civilians and contractors

Your paycheck is taxed by Arizona like any resident's. Arizona uses a flat state income tax rate, and there's no state tax on Social Security benefits.

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FAMILY LIFE

Schools, healthcare and pets

SCHOOLS

Families near the base are most often in Tucson Unified or Vail Unified. North-side families land in Catalina Foothills, Amphitheater or Marana districts.

- Kindergarten: age 5 by September 1
- Bring an up-to-date immunization record
- Public, charter and private options, plus home-school support

Colleges nearby: the University of Arizona and Pima Community College, plus education programs on base.

HEALTHCARE

355th Medical Group: 520-228-2778. For emergencies, call 911.

Veterans: the Southern Arizona VA Health Care System runs the Tucson VA Medical Center and community clinics.

FAMILY SUPPORT

The Airman & Family Readiness Center (520-228-5690) helps with relocation, spouse employment and newcomer orientation.

PETS

- Base lodging has some pet-friendly rooms. Call 520-228-3230, and bring shot records.
- Off base: license pets with Pima County

Desert dangers

Coyotes and javelinas wander neighborhoods. Keep pets in at night or stay with them. Watch for scorpions, rattlesnakes, black widows and Africanized bees. Summer pavement burns paws: walk early and late.

SUMMER HEAT AND MONSOON

Tucson regularly passes 105°F in summer, and July–September monsoon storms bring sudden flooding. Never drive into a flooded wash, carry water, and never leave kids or pets in a parked car.

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OFF DUTY

Things to do in Tucson

CLOSE TO HOME

- Pima Air & Space Museum, right next to the base, with hundreds of aircraft on display.
- Saguaro National Park, east and west units, for hiking and sunsets.
- Sabino Canyon and the drive up Mount Lemmon for cool summer air.
- Mission San Xavier del Bac and the Arizona-Sonora Desert Museum.
- Fourth Avenue, downtown and University of Arizona sports.
- Thunder and Lightning Over Arizona: when it's held, the base opens for an air show.

DAY TRIPS

- Kartchner Caverns State Park: about 1 hour southeast.
- Tombstone and Bisbee: about 1.5 hours southeast.
- Phoenix: about 1 hour 45 minutes north.
- Puerto Peñasco (Rocky Point): beach trip about 4 hours. Bring a passport or passport card, and check unit travel rules first.



A rescue helicopter over the Santa Catalina Mountains during the base air show. U.S. Air Force photo via DVIDS.

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STRAIGHT ANSWERS

Questions families ask

01 **How long is the wait for base housing?**

It changes with the season and your bedroom requirement. Start your request through HEAT as soon as you have orders, and check with the Military Housing Office before you commit to a lease.

02 **Will I hear the aircraft?**

Depends on the neighborhood. The base sits inside the city, and homes under the flight paths hear it on flying days. Ask for the military airport disclosure before you sign anything.

03 **Can I buy a home before I get to Tucson?**

Yes. Video tours, digital signing and a local agent on the ground make it possible to buy from where you are now.

04 **What if I move again in a few years?**

Many military owners keep the home and rent it out. Tucson has a steady rental market with the base and the University of Arizona nearby.

05 **Does it cost anything to have an agent help me buy?**

In most purchases, buyer agent compensation is negotiated as part of the deal, and sellers often contribute. LeRoy will explain exactly how it works in writing, before you look at a single home.

Get listing alerts near Davis-Monthan

Scan to set your price range and neighborhoods. Or text or call LeRoy at 623-293-0044.

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YOUR TUCSON REAL ESTATE CONTACT

LeRoy Romero

Veteran. Advocate. Educator.



USMC Veteran, 0311. Arizona real estate agent since 2013. My work is buyer representation and negotiation: finding the home you love and getting it under contract on good terms.

Most of the families I've worked with wear or wore the uniform, or serve alongside those who do. I'd be glad to help yours.

Let's talk

623-293-0044

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