

Sector Columbia River BAH

Rental costs are collected annually for apartments, townhouses/duplexes, and single family rental units of varying bedroom sizes. The different types of units are referred to as “profiles” or “anchor points”. DoD uses housing profiles to link rental costs with particular paygrades. The six standard housing profiles used as anchor points for BAH are:

Profile	Grade w/dependents	Grade w/o dependents
1 bedroom apartment		E-4
2 bedroom apartment		O-1
2 bedroom townhouse/duplex	E-5	O-1E
3 bedroom townhouse/duplex	E-6	O-3E
3 bedroom single family detached home	W-3	O-6
4 bedroom single family detached home	O-5	

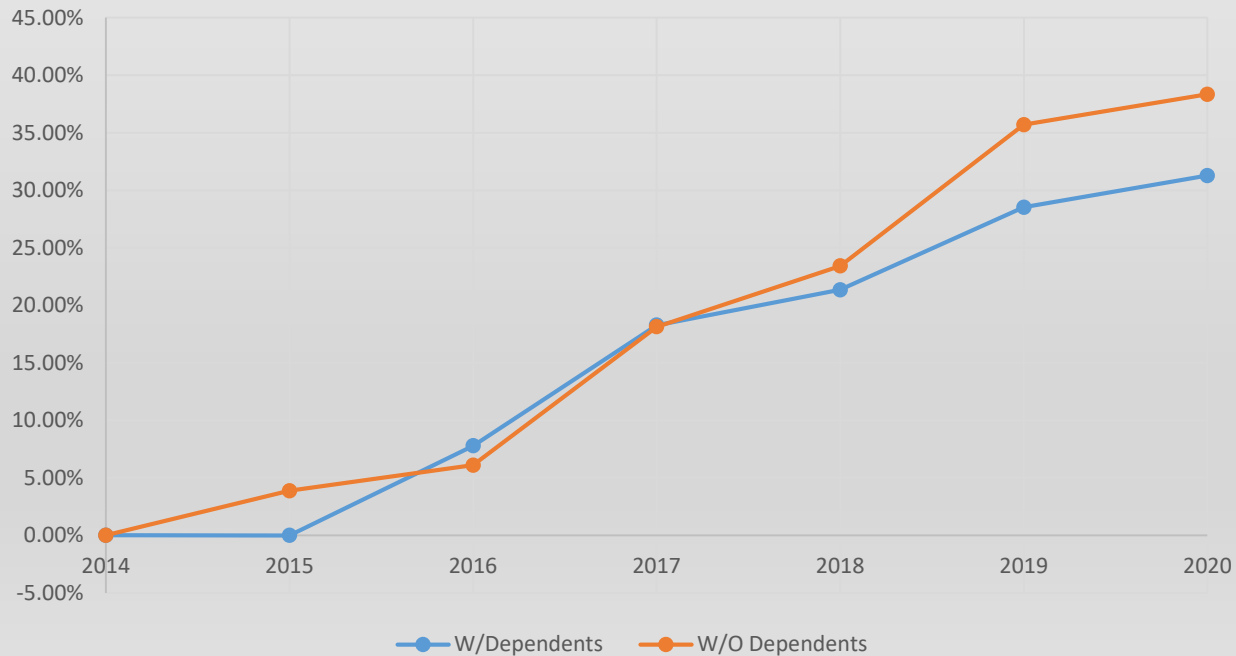
The data collection timeline is shown below:

Task	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN
MHO BAH Workshops		v	v										
1st MHO submission					v								
2nd MHO submission						v							
3rd MHO submission							v						
BAH contract renewal data								v					

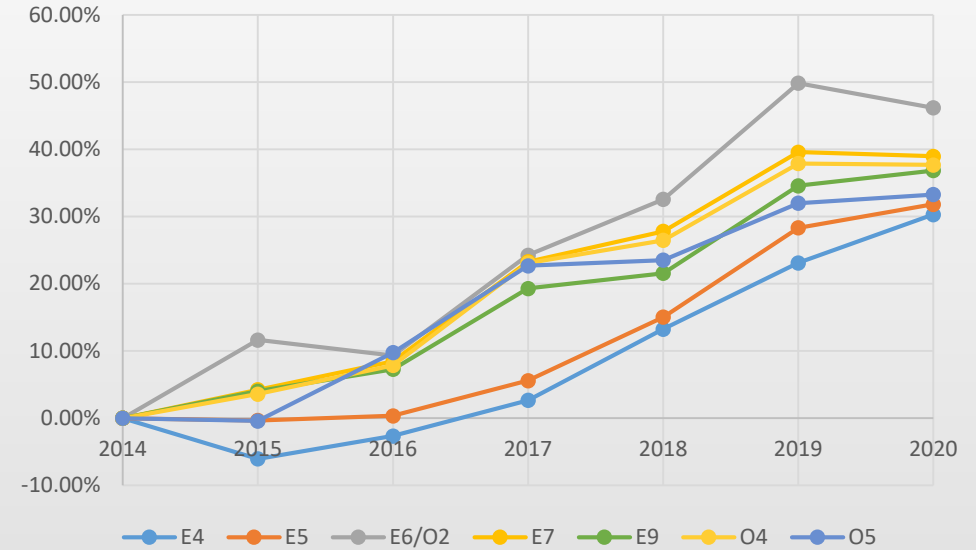
Astoria BAH

- Data collected by SCR Housing Office
- Challenging to collect data points due to limited inventory on the market (average 80 annually)
- Junior personnel (enlisted and officer) seeing larger increases than senior personnel (O-5 had 12% increase vs. E-4 with 40% increase)

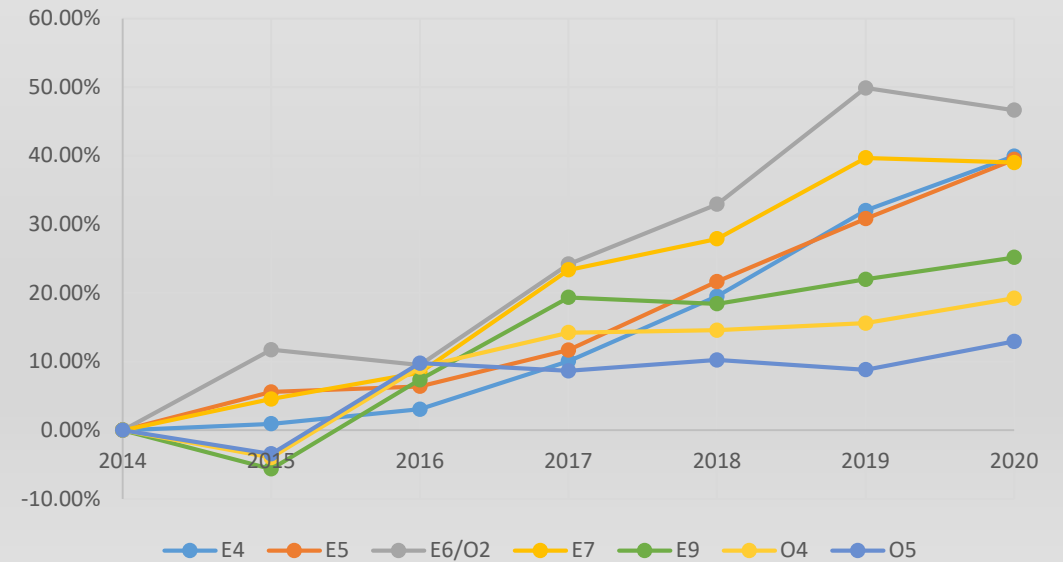
Astoria BAH %Δ from 2014 Baseline



Astoria BAH %Δ from 2014 Baseline (w/o Dependents)



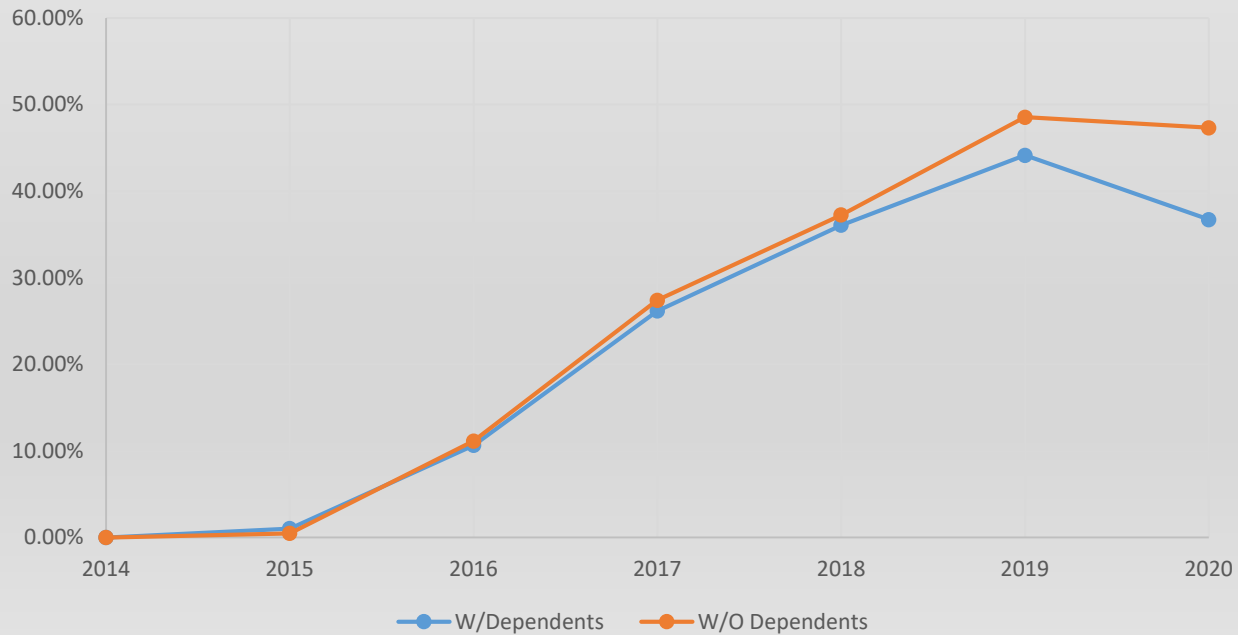
Astoria BAH %Δ from 2014 Baseline (w/Dependents)



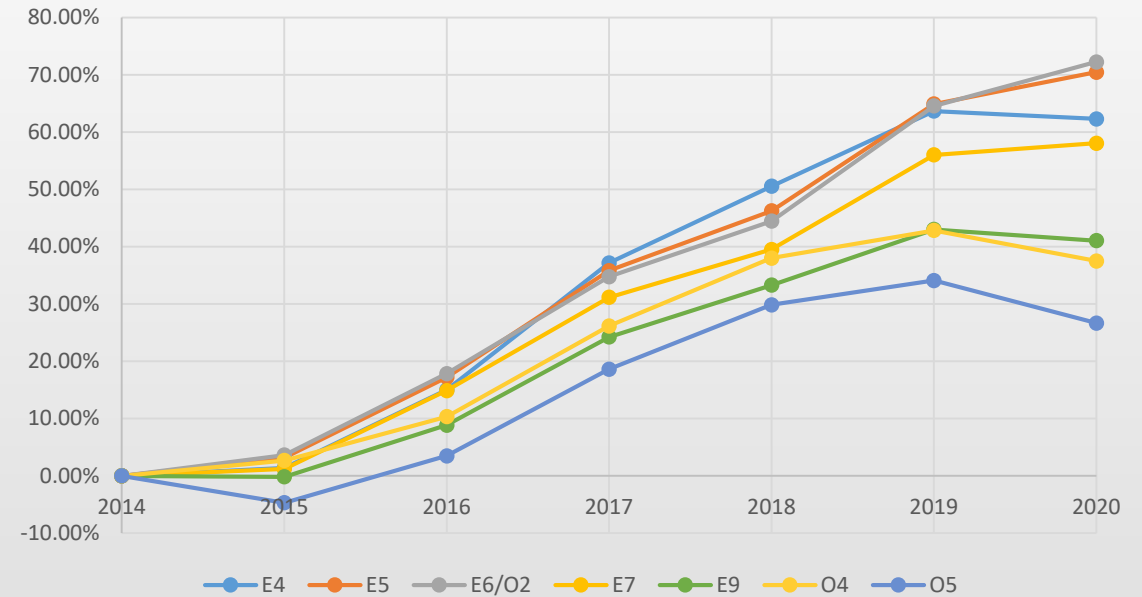
Portland BAH

- Data collected by MSU Portland, validated by SCR Housing office
- Large increases from 2016-2019, small correction in 2020
- Plenty of data points (average 400 annually)
- Junior personnel (enlisted and officer) seeing larger increases than senior personnel (O-5 had 20% increase vs. E-4 with 59% increase)

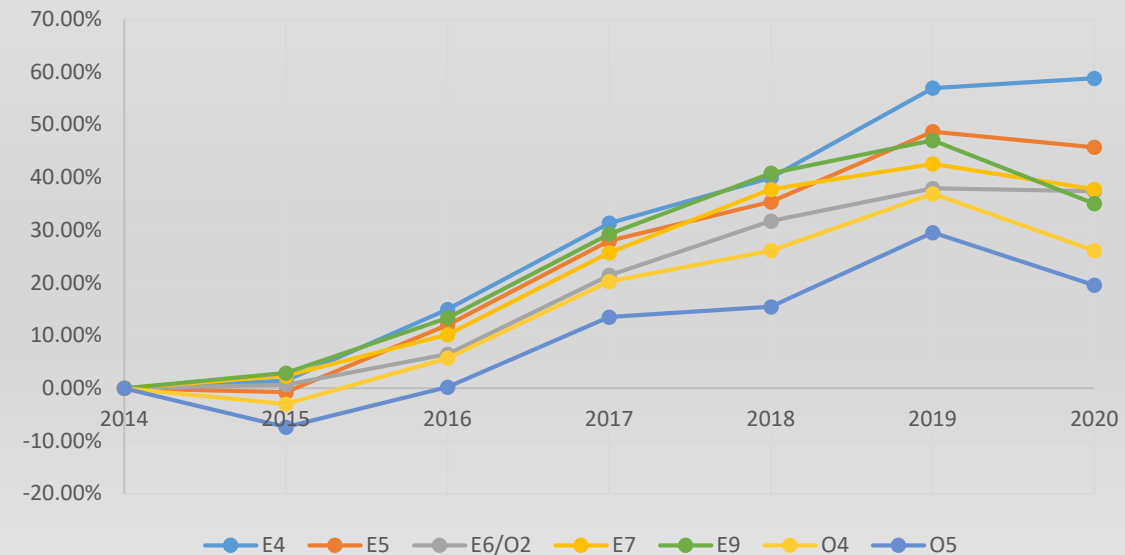
Portland BAH %Δ from 2014 Baseline



Portland BAH %Δ from 2014 Baseline (w/o Dependents)



Portland BAH %Δ from 2014 Baseline (w/Dependents)



County Cost Groups

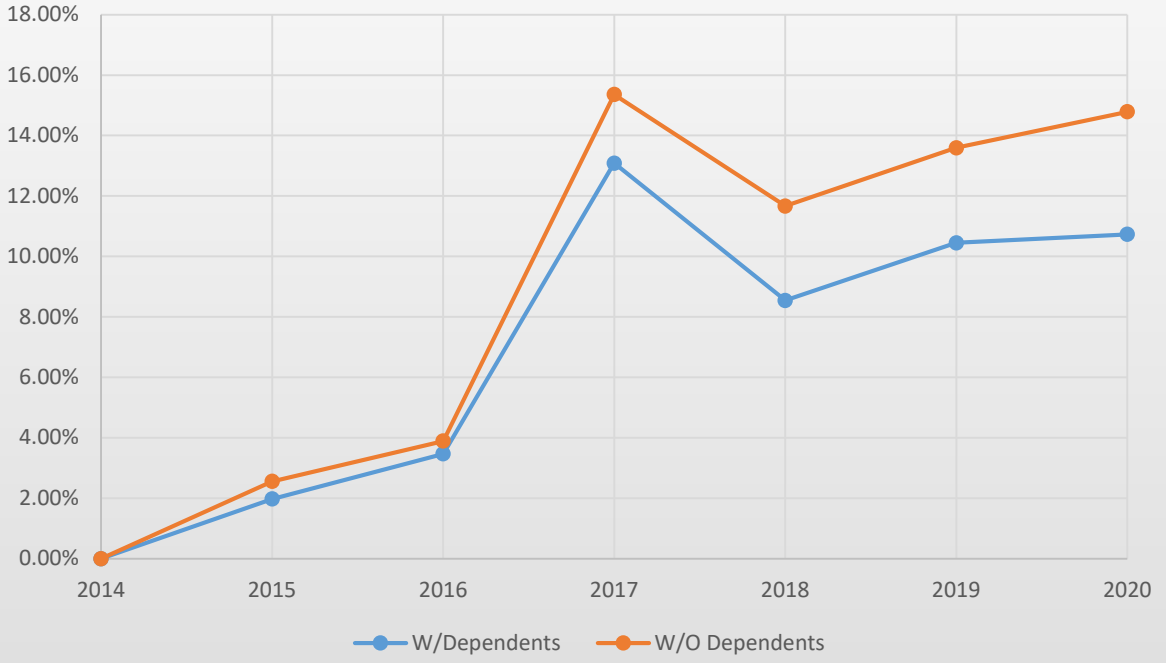
(Sta Tillamook, Sta Gray's Harbor, ANT Kennewick)

Sector Columbia River does not have any impact on BAH in these areas. They are based on data collected in another comparable Military Housing Area.

Paraphrase from BAH Primer:

Collecting rental data for all locations is not practical. We combine areas with small military populations with other MHAs of similar cost for which we have sufficient rental cost data. Pooling the data in this manner gives us sufficient data to establish statistically reliable housing costs and BAH rates. We determine comparable housing costs using Fair Market Rents (FMRs) published annually for all counties by the Department of Housing and Urban Development (HUD). After grouping or pooling the data, the result is a set of counties with comparable housing costs and BAH rates called a County Cost Group (CCG). There are 39 CCGs. We then calculate average housing costs by size and type of dwelling for each CCG using the BAH rates associated with MHA-based counties in each group. Although half the U.S. counties (about 1,500) are in County Cost Groups, these counties contain less than two percent of military members eligible to receive BAH.

Tillamook BAH %Δ from 2014 Baseline



Tillamook and Grays Harbor

-Increases much lower than Astoria and Portland
-BAH periodically reviewed by housing officer and determined to adjust comparably with market prices.

Grays Harbor BAH %Δ from 2014 Baseline

