CANNON AIR FORCE BASE

PCS GUIDE

EVERYTHING YOU NEED TO KNOW ABOUT YOUR MOVE TO

CLOVIS, NEW MEXICO

27th Special Operations Wing · Home of AFSOC's First RPA Squadron

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AN INFORMATIONAL RELOCATION GUIDE · NOT AN OFFICIAL AIR FORCE PUBLICATION

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WELCOME TO CANNON AIR FORCE BASE

Moving to a new duty station is more than a change of address — it's a mission, a milestone, and the start of a new chapter. This guide is designed to make that transition to Cannon AFB smoother, clearer, and a little less stressful.

Cannon AFB sits about 7 miles southwest of Clovis, New Mexico, on the eastern New Mexico plains near the Texas border. It's a well-established main operating base with on-base family housing and a full range of on-base services, in a low-cost, close-knit community.

Cannon is home to the 27th Special Operations Wing and its diverse fleet of special operations aircraft, and it also hosts the 3rd Special Operations Squadron — the very first remotely piloted aircraft squadron within Air Force Special Operations Command. This guide gives that RPA community particular attention alongside the housing, schools, and lifestyle detail every incoming family needs.

The pages that follow combine official sources — DoD BAH schedules, MilitaryOneSource, installation housing offices — with practical, on-the-ground detail about the Clovis and Portales areas so you can make informed choices before you ever set foot on base.

QUICK FACTS

LOCATION
7 miles SW of Clovis, NM

NEAREST CITY
Clovis, ~10-15 min to Main Gate

HOUSING MHA
Cannon AFB / Clovis, NM (NM207)

HOST WING
27th Special Operations Wing (AFSOC)

RPA UNIT
3rd Special Operations Squadron (MQ-9)

A PIONEERING RPA COMMUNITY

Most guides to Cannon focus solely on its special operations aircraft fleet. This one also covers the base's MQ-9 Reaper community — the 3rd Special Operations Squadron — since that population has its own unique PCS questions.

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YOUR CANNON AFB PCS: BEYOND THE BASICS

This guide is designed to go beyond basic checklists and generic relocation advice. Inside, you'll find practical guidance and useful, sourced information to help make your PCS transition to Cannon AFB smoother.

THE 5-STEP PCS JOURNEY

1. **Orders & Planning**
   Review orders, understand benefits, and outline your relocation plan.
2. **Pre-Move Preparation**
   Schedule appointments, organize paperwork, and prep your household.
3. **Travel & Transition**
   Coordinate transportation, manage logistics, prep for moving day.
4. **Settle & Adjust**
   Complete key tasks, unpack, and get familiar with your surroundings.
5. **Build Your New Routine**
   Establish connections, explore the area, create a sense of home.

WHAT IT REALLY FEELS LIKE

- **Timelines Shift**
  Paperwork slows down — flexibility becomes important.
- **Expect Changes**
  Plans can shift quickly, so staying adaptable helps.
- **Out of Your Control**
  Housing, scheduling, and delays are common.
- **The Adjustment Is Real**
  Give your family time and grace to settle in.
- **Lean on Your Support**
  You do not have to navigate this alone.

WHAT THIS GUIDE COVERS

Housing costs, schools, financing, and local life around Cannon AFB — pulled together from official sources and on-the-ground detail so you can plan with confidence before you arrive.

SOURCED · **LOCAL DETAIL** · **FAMILY-FOCUSED**

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CANNON AIR FORCE BASE

OVERVIEW & MISSION

LOCATION

CLOVIS, NM

7 miles southwest of Clovis, near the Texas border

HOST WING

27TH SPECIAL OPERATIONS WING

Air Force Special Operations Command

RPA MISSION

AFSOC'S FIRST RPA SQUADRON

3rd Special Operations Squadron flies the MQ-9 Reaper

PRIMARY UNITS AT CANNON

- 27th Special Operations Wing (host wing) — AC-130J/W, CV-22B, MC-130J, U-28A
- 27th Special Operations Group — parent group for Cannon's flying squadrons
- 3rd Special Operations Squadron — MQ-9 Reaper (AFSOC's first RPA squadron)

MISSION SUMMARY

The 27th Special Operations Wing organizes, trains, equips, and deploys Air Commandos for global special operations missions, flying a diverse fleet that includes the AC-130J/W gunship, CV-22B Osprey, MC-130J Commando II, and U-28A Draco. Cannon's Air Commandos infiltrate, exfiltrate, and resupply special operations forces while providing precision fires and persistent intelligence, surveillance, and reconnaissance.

CANNON'S PIONEERING RPA MISSION

The 3rd Special Operations Squadron holds a unique distinction: it was the first remotely piloted aircraft squadron activated within Air Force Special Operations Command, reactivated in 2005 to fly the MQ-1 Predator in support of Operations Enduring Freedom and Iraqi Freedom. The squadron transitioned to the more capable MQ-9 Reaper roughly a decade later and continues to plan, prepare, and execute MQ-9 missions in direct support of special operations forces worldwide. If you or a family member is joining the 3rd SOS, you're joining a unit with a genuine claim to AFSOC RPA history, embedded within Cannon's broader special operations community.

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GATE ACCESS & TRAFFIC TIPS

Getting on base should be simple and stress-free. Below is the gate location, hours, and practical tips to help you plan ahead at Cannon AFB.

GATE	HOURS
Main Gate *The only gate onto Cannon AFB*	24/7 vehicle access; the Visitor Control Center (VCC) for passes is open 6 a.m.-10 p.m.

Cannon AFB has a single gate onto the installation, unlike many multi-gate bases. All personnel should carry a valid CAC or approved identification while entering.

REAL-WORLD TRAFFIC TIPS

Avoid Peak Traffic
Heavier during 0600-0800 and 1600-1800 as shifts change.

Only One Way In
With a single gate, plan a little extra time during exercises or elevated force protection conditions.

Have ID Ready
Keep your CAC, ID, and vehicle documentation accessible.

NEW TO THE AREA?

Gate routines take only a few weeks to learn. Clovis is a compact community, so most families enjoy one of the shortest, simplest commutes in the Air Force.

EASY COMMUTE

10-15 MIN

ONE GATE

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CITIES & COMMUNITIES IN THE AREA

A quick reference for commute times, home prices, property tax rates, and school zones across the communities Cannon families most often choose.

ON-BASE FAMILY HOUSING

- **COMMUTE:** 0 min
- **MEDIAN PRICE:** N/A (privatized)
- **PROP. TAX:** N/A
- **SCHOOLS:** Clovis Municipal Schools

CLOVIS, NM

- **COMMUTE:** 10–15 min
- **MEDIAN PRICE:** $185K
- **PROP. TAX:** ~0.7–0.9%
- **SCHOOLS:** Clovis Municipal Schools

PORTALES, NM

- **COMMUTE:** 25–30 min
- **MEDIAN PRICE:** $165K
- **PROP. TAX:** ~0.7–0.9%
- **SCHOOLS:** Portales Municipal Schools

TEXICO, NM / FARWELL, TX

- **COMMUTE:** 15–20 min
- **MEDIAN PRICE:** $155K
- **PROP. TAX:** ~0.7–0.9% / TX varies
- **SCHOOLS:** Texico Municipal Schools

LUBBOCK, TX

- **COMMUTE:** 55–65 min
- **MEDIAN PRICE:** $275K
- **PROP. TAX:** TX property tax varies
- **SCHOOLS:** Multiple Lubbock-area districts

Home prices and tax rates above are general-area market snapshots for planning purposes only, based on recent public data — not an appraisal or valuation of any specific property, and they change frequently. New Mexico's standard veteran property tax exemption rose to $10,000 for 2026, and a new proportional exemption now matches partially-disabled veterans' federal disability rating.

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NEW HOME CONSTRUCTION IN THE AREA

What to Know Before You Buy New Near Cannon AFB

New construction near Cannon is a small, mostly custom-builder market rather than large production-home communities — a reflection of Clovis and Portales' smaller, more rural character.

ACTIVE BUILDERS

CLOVIS & EASTERN NM

BEST KNOWN FOR: *Custom & Small-Tract Builders*

Arise Construction builds custom homes and commercial buildings across Clovis, Portales, and eastern New Mexico. Smithco Construction has served Curry County for over 19 years.

PORTALES

BEST KNOWN FOR: *College-Town Custom Building*

Sitals Custom Construction and other local contractors serve Portales, home to Eastern New Mexico University, about 20–25 minutes from Cannon.

LUBBOCK, TX (WORTH KNOWING)

BEST KNOWN FOR: *Larger Regional Market*

Families willing to commute about an hour can access Lubbock's much larger new-construction market, with more national builders and price points, though at a real cost in commute time.

THE NEW-CONSTRUCTION TRAP FOR MILITARY BUYERS

Builder incentives — rate buydowns, closing-cost credits, free upgrades — are hard to pass up on a PCS timeline, and plenty of military families take them. The catch: as long as the builder keeps developing nearby lots, they control pricing on new inventory and can price it below what you'd need to sell for a profit.

That built-in competition can suppress appreciation until the neighborhood fully builds out — sometimes for years. If you're considering a new build, plan to stay at least 3 to 5 years before you can expect to sell for a profit. If a PCS move is likely sooner than that, a resale home in an established neighborhood may be the safer financial choice.

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2026 BAH RATES FOR CANNON AFB / CLOVIS, NM

Basic Allowance for Housing (BAH) can play a major role in your relocation and housing decisions. Rates below reflect the official 2026 Cannon AFB/Clovis military housing area (MHA: NM207) schedule, effective January 1, 2026 — up 3.4% from 2025.

RANK	WITH DEPENDENTS	WITHOUT DEPENDENTS
E-2	$1,260	$1,050
E-3	$1,260	$1,050
E-4	$1,260	$1,050
O-1	$1,401	$1,152
O-2	$1,590	$1,335
O-3	$1,875	$1,506
O-4	$1,920	$1,695

For the most current BAH figures, visit the official DoD BAH Rate Lookup at travel.dod.mil/Allowances/Basic-Allowance-for-Housing/BAH-Rate-Lookup/

Updated Annually
BAH rates are reviewed and adjusted by the DoD each year.

Tax-Free
BAH is a non-taxable allowance, unlike base pay.

Rank & ZIP Based
Your rate depends on paygrade, dependents, and duty station ZIP.

ONE OF THE MOST AFFORDABLE MHAS IN THE AIR FORCE

Cannon AFB ranks 64th highest of all Air Force BAH locations, but Clovis's cost of living is correspondingly low — your BAH dollar typically stretches further here than at higher-cost duty stations.

LOW COST OF LIVING

GOES FURTHER

LOCATION MATTERS

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AN HONEST HOUSING-COST ASSESSMENT

BAH rates are helpful, but they do not tell the full story. Housing decisions here involve budget, commute, lifestyle, and long-term comfort. Here's an honest perspective to help you make informed choices as you plan your move to Cannon AFB.

THE GOOD NEWS

Clovis is one of the most affordable markets in the entire Air Force, and New Mexico's 2026 veteran property tax exemptions — a $10,000 standard exemption plus a new proportional exemption for partially-disabled veterans — can meaningfully change the math for eligible buyers.

THE CHALLENGE

Clovis and Portales have a smaller selection of newer homes, shopping, and amenities than a larger metro. Families wanting more of those options often look toward Lubbock, TX — trading a 10-15 minute commute for about an hour.

THE RECOMMENDATION

For most families, Clovis's short commute and low cost of living make it the practical choice. If bigger-city amenities matter more than commute time, weigh an occasional drive to Lubbock rather than a daily one.

FINDING YOUR BALANCE

Every family's priorities are different. Use the Cities & Communities and Gate Access pages together to weigh commute, schools, space, and budget honestly before committing to a neighborhood.

YOUR PRIORITIES | **LOCAL INSIGHT** | **YOUR FIT**

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VA Home Loan Benefit

A simple guide for Veterans, service members, and eligible survivors

A VA home loan isn't money lent by VA directly — a private lender (bank, mortgage company, or credit union) makes the loan, and VA guarantees part of it. That guaranty lowers the lender's risk, which is why VA loans come with standout terms.

KEY BENEFITS

- **$0 Down Payment**
  No down payment required in most cases — nearly 90% of VA loans close with $0 down.
- **No Monthly PMI**
  Skip the private mortgage insurance most low-down-payment loans require.
- **Reusable Benefit**
  See “Using Your Benefit More Than Once” below for the rules.
- **Negotiable Closing Costs**
  Sellers may credit up to 4% of the home's value toward your costs.
- **No VA Minimum Credit Score**
  VA sets no minimum; individual lenders may still set their own.

WHO'S ELIGIBLE

- **Active Duty**
  Generally 90 continuous days of service.
- **Veterans (Gulf War era–present)**
  24 continuous months, or full call-up period (min. 90 days), or a qualifying discharge exception.
- **National Guard & Reserve**
  90 days of active duty, or 6 creditable years of service.
- **Surviving Spouses**
  Certain DIC recipients, or spouses of an MIA/POW service member.
- **Certificate of Eligibility (COE)**
  Required for everyone — apply free online at VA.gov or through your lender.

VA Funding Fee — Purchase & Construction Loans

Down Payment	First-Time Use	Subsequent Use
Less than 5%	2.15%	3.30%
5% or more	1.50%	1.50%
10% or more	1.25%	1.25%

Rates effective 4/7/2023, as a % of the loan amount — usually financed into the loan. **Waived** for most Veterans receiving VA disability compensation, Purple Heart recipients on active duty, and surviving spouses receiving DIC. IRRRL, cash-out refinance, and NADL fees are lower and don't vary by down payment.

Using Your Benefit More Than Once

- **Repaid your prior VA loan but kept the home?** You can restore your full entitlement **one time only** to use again.
- **Sold the home and repaid the loan in full** — or had another eligible Veteran assume it and substitute their own entitlement? Your entitlement is restored, with no limit on how many times.
- **Didn't restore your entitlement?** You may still have remaining “bonus entitlement” to buy or refinance another home with no down payment, based on your county's loan limit.

SOURCE: U.S. Department of Veterans Affairs (VA.gov) — Home Loans, Eligibility, Funding Fee & Closing Costs, and Loan Limits & Entitlement pages.

EFFECTIVE DATE OF DATA: Funding fee rates effective April 7, 2023; all other details reflect VA.gov content current as of January 15, 2026.

DISCLAIMER: This fact sheet is for general information only and is not exhaustive. The author is not a licensed mortgage lender or financial advisor. Consult a VA-approved lender or licensed mortgage professional for guidance specific to your situation.

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VA LOAN TIPS FOR A SMOOTH TRANSACTION

VA loans are powerful, but success often comes down to preparation and strategy. These tips help buyers avoid delays and navigate the process with confidence.

GET YOUR COE BEFORE HOUSE HUNTING

Your Certificate of Eligibility (COE) confirms your VA loan benefit and shows sellers you're ready to move forward.

WHY SOME SELLERS HESITATE ABOUT VA

Some sellers or agents may misunderstand VA financing. Hesitation often comes from outdated information, not the loan itself.

WELL & SEPTIC INSPECTIONS MATTER

Many properties around Clovis and Portales rely on private wells and septic systems — schedule these inspections early to keep your timeline on track.

VA APPRAISAL PROTECTIONS MATTER

VA appraisals help ensure the property is safe, sound, and fairly valued, protecting your investment.

GET FULLY UNDERWRITTEN FIRST

A full underwriting approval (not just a prequalification letter) shows sellers your financing is rock-solid and ready to close.

KEEP YOUR FINANCES STEADY

Avoid new credit, big purchases, job changes, or large unexplained deposits between contract and closing — lenders re-verify before funding.

OFFER FLEXIBILITY ON REPAIRS

If a seller is worried about repair costs or the appraised value, offering to help bridge that gap can make your VA offer stand out.

VA LOANS NOW CLOSE JUST AS FAST

With electronic COE verification and streamlined underwriting, VA loans typically close in about 40-45 days — right in line with conventional financing.

PREPARATION BEATS SURPRISES

Every one of these tips reflects common friction points in real VA transactions. Working through your COE, timeline, and inspections step by step ahead of time helps keep things on track.

COE READY **ON TIME** **PROTECTED**

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WHICH MORTGAGE LOAN IS RIGHT FOR YOU?

Qualifying for a VA loan is a real benefit — but qualifying doesn't automatically make it your best option, especially if you have money saved for a down payment. Here's an honest, side-by-side look at your three main financing paths.

	VA LOAN	FHA LOAN	CONVENTIONAL
Down Payment	$0 down	3.5% down	3-5%+ down
Mortgage Insurance	None, ever	Upfront + monthly MIP, often for life of loan	PMI if under 20% down (removable at 20% equity)
Upfront Fee	Funding fee: 1.25%-3.3% of loan (financed)	Upfront MIP: 1.75% (financed)	None
Min. Credit Score	No VA minimum (lenders often 580-620+)	580+ for 3.5% down	Typically 620+
Best For	$0-down buyers; eligible veterans & service members	Lower credit scores, smaller down payments	Strong credit and/or savings for a down payment

THE EQUITY TRADE-OFF: WHY $0 DOWN ISN'T FREE

With $0 down and the VA funding fee rolled into your loan, your loan balance can start at or near the home's full purchase price. That typically means it takes longer to build equity than with FHA or conventional financing where you put money down up front. If you have savings available, it's worth comparing the equity you'd start with against the cash you'd need today before deciding.

There's also a PCS-specific risk to watch for. With $0 down and the funding fee financed into the loan, a large share of your principal payments in the first one to two years often goes toward that fee rather than paying down your actual loan balance. If new orders arrive in three to four years — a common PCS timeline — you may end up selling having built very little real equity, and repeating the cycle at your next duty station.

RUN YOUR OWN NUMBERS

Every buyer's situation is different. Compare your VA eligibility, available savings, and goals against real numbers — not just the loan you technically qualify for — before deciding.

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CHOOSING A LENDER: WHAT TO LOOK FOR

Choosing the right lender can make a major difference in your homebuying experience, especially with military or VA financing. Here's what separates a strong lender from a merely adequate one.

VA LOAN EXPERIENCE
Ask how many VA loans they close per year, and whether they understand entitlement, funding fee tiers, and VA appraisal requirements specific to rural New Mexico.

REALISTIC TIMELINES
A good lender gives you an honest closing timeline up front (typically 30-45 days) and communicates proactively if anything changes.

TRANSPARENT COSTS
Ask for a full Loan Estimate early, and compare origination fees, discount points, and lender credits across at least two or three lenders.

FULL UNDERWRITING, NOT JUST PREQUAL
A lender willing to fully underwrite your file before you're under contract makes your offer far more competitive in a multiple-offer situation.

RESPONSIVENESS
PCS timelines are tight. A lender who answers calls, texts, or emails quickly is worth more than a marginally lower rate.

LICENSED IN NEW MEXICO
Confirm the loan officer is licensed to originate loans in New Mexico — a lender who only works in your previous state can't close your New Mexico purchase.

The VA maintains a list of approved lenders at benefits.va.gov/homeloans, and several banks, credit unions, and independent mortgage companies originate VA loans in the Clovis and eastern New Mexico markets — comparing at least two or three is generally worth the extra time.

WHY THE RIGHT LENDER MATTERS

Stronger Offers
Sellers trust buyers with strong, verified financing.

Smoother Transactions
Fewer surprises means faster, calmer closings.

Better Overall Results
The right partner protects your bottom line.

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TEMPORARY HOUSING SOLUTIONS

Helping You Navigate the Transition With Confidence

During a PCS move to Cannon AFB, temporary housing often becomes part of the journey. Here are your best options — from on-post lodging to off-post extended-stay and furnished rentals near the base.

ON-POST LODGING

BEST FOR: *Immediate Arrival & PCS Priority*

Cannon's on-base Innkeeper lodging gives PCS families priority booking. Reserve at (575) 784-2454 or af.dodlodging.net.

OFF-POST HOTELS

BEST FOR: *Immediate Flexibility & Backup*

Hotels along Prince Street and Mabry Drive in Clovis sit minutes from the Main Gate — a reliable backup if on-post lodging is full.

EXTENDED STAY HOTELS

BEST FOR: *Medium-Term Comfort*

Extended-stay properties in Clovis offer full kitchens and weekly rates, ideal while house-hunting.

SHORT-TERM RENTALS

BEST FOR: *Longer Stays & Family Space*

Furnished short-term rentals throughout Clovis offer more space than a hotel room for a longer house hunt, priced within per diem for many ranks.

WHY TEMPORARY HOUSING MATTERS

Choosing the right temporary housing can reduce stress and support a smoother transition while you get to know Clovis and the surrounding area.

COMFORT

FLEXIBILITY

PEACE OF MIND

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FAMILY RESOURCES: SCHOOLS IN THE AREA

Every school district referenced in this guide, plus named schools and college options on the following pages, so you can research and choose with confidence.

PUBLIC SCHOOL DISTRICTS

Clovis Municipal Schools

Clovis and Cannon AFB; Pre-K through 12, 19 schools.

Portales Municipal Schools

Portales, home to Eastern New Mexico University.

Texico Municipal Schools

Texico, NM, on the Texas border.

CLOVIS SCHOOLS ARE PART OF THE COMMUNITY

Clovis Municipal Schools serves roughly 8,200 students across 19 schools, including families living on Cannon AFB, with a STEAM academy and K-12 bilingual programs as part of its offerings.

HIGHLY-RATED / SPECIALTY SCHOOLS

Clovis High School

Clovis • Clovis Municipal Schools

The district's comprehensive high school, with 19 sports programs and over 90 competitive teams.

Clovis STEAM Academy

Clovis • Clovis Municipal Schools

A dedicated science, technology, engineering, arts, and math academy within the district.

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SCHOOLS IN THE AREA, CONTINUED

PRIVATE OPTIONS

Clovis Christian School
Clovis • Private, PK-12
A Christian school serving the Clovis area from preschool through high school.

Sacred Heart School
Clovis • Private, Catholic
PK-8 Catholic school serving Clovis families.

COLLEGE & CONTINUING EDUCATION OPTIONS

Eastern New Mexico University
A four-year public university in Portales, about 20-25 minutes from Cannon, with undergraduate and graduate programs.

Clovis Community College
A two-year college in Clovis offering associate degrees and workforce training close to base.

South Plains College (Levelland/Lubbock, TX)
A two-year Texas community college system with a campus network about an hour from Cannon.

Texas Tech University (Lubbock, TX)
A major four-year research university, about an hour from Cannon, for families willing to commute for a larger campus.

NOT SURE WHICH SCHOOLS FIT YOUR FAMILY?
Clovis Municipal Schools' enrollment office can walk you through zoned schools and transfer options for both on-base and off-base addresses.

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FAMILY RESOURCES: CHILDCARE ON & OFF BASE

Finding quality childcare you can trust makes all the difference. Explore your options on base and in the local community around Cannon AFB.

CANNON AFB CHILD DEVELOPMENT CENTER

Serves children 6 weeks-5 years on base. May have a waitlist — apply early through MilitaryChildCare.com.

PRIVATE / OFF-BASE OPTIONS

Licensed daycares and in-home providers throughout Clovis also serve Cannon families, including MCCYN-eligible providers.

FREE CHILDCARE HELP DURING YOUR PCS MOVE

A few programs specifically fund or provide childcare while you handle house hunting, out-processing, and the move itself:

Air & Space Forces Aid Society — Child Care for PCS

$200 per child (up to $1,000 per household) toward childcare during your move, including house-hunting trips. Apply within 60 days of arrival or departure.

Armed Services YMCA — Respite Child Care

Up to 16 free hours of childcare per child, per month, at participating YMCAs — no membership required.

Military OneSource — MilitaryChildCare.com

Free portal to search and request hourly, part-day, and full-day childcare near Cannon AFB.

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CIVILIAN EMPLOYMENT FOR MILITARY DEPENDENTS

Spouses and dependents have several paths into civilian work near Cannon AFB — from federal GS positions with hiring preference, to on-base jobs, to private-sector partnerships built specifically for military families. Clovis's economy rests on three pillars — military, agriculture, and rail — with healthcare, education, and food processing rounding out the job market.

Priority Placement Program & Military Spouse Preference (PPP/MSP)

Register via myFSS (CAC login required)

Gives spouses priority consideration for DoD GS civilian positions (GS-15 and below) in your new commuting area. Register no earlier than 30 days before your sponsor's report date.

Military Spouse Noncompetitive Hiring Authority

Apply via USAJOBS.gov

Lets eligible spouses be hired into federal positions at any agency — not just DoD — without competing against the general public.

On-Base NAF Employment (Exchange, Commissary, FSS/MWR)

See MilitaryOneSource's NAF/AF jobs guide, or search USAJOBS.gov

Non-appropriated fund jobs at Cannon's BX, Commissary, fitness center, and CDC — many carry a Military Spouse Employment Preference for NAF hiring.

Military Spouse Employment Partnership (MSEP) & MyCAA

msepjobs.militaryonesource.mil

MSEP connects spouses with 1,000+ partner employers committed to military spouse hiring. MyCAA offers up to $4,000 in tuition assistance toward licenses, certifications, or an associate degree.

ADDITIONAL EMPLOYMENT RESOURCES

- **USAJOBS.gov**
  Search and apply for federal jobs; filter by the "Military Spouses" hiring path.
- **New Mexico Occupational Licensing for Military Spouses**
  The New Mexico Regulation and Licensing Department offers expedited licensing pathways for military spouses who already hold an out-of-state license.
- **Cannon AFB Airman & Family Readiness Center**
  Free resume reviews, interview prep, and one-on-one employment counseling for Cannon families.

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OUTDOOR RECREATION YOU CAN'T MISS

From an archaeological site that named an entire prehistoric culture to lakeside recreation and a major nearby city, the Cannon area has more to offer than its wide-open plains might suggest.

FAN FAVORITES

BLACKWATER DRAW NATIONAL HISTORIC LANDMARK

The archaeological site that gave its name to Clovis culture — the earliest widespread prehistoric culture in North America — near Portales, open April through October.

UTE LAKE STATE PARK

A large reservoir about 45 minutes from Cannon, popular for boating, fishing, and wildlife viewing along its coves.

NED HOUK PARK

A Clovis city park combining open space with a resident bison herd, model-aircraft flying field, and archery range.

LUBBOCK, TX DAY TRIP

About an hour from Cannon, Lubbock offers shopping, the National Ranching Heritage Center, and the Buddy Holly Center.

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MORE OUTDOOR ADVENTURES TO EXPLORE

Beyond the favorites, here are a few more highly-rated spots — some close to town, others worth the drive.

CLOSE TO TOWN

Hillcrest Park & Zoo
A Clovis city park with a small zoo, popular for family outings close to base.

Clovis-Carver Public Library
A well-regarded community library with regular family programming.

Portales Golf Course & Parks
Golf and city parks in Portales, about 20-25 minutes from Cannon.

WORTH THE DRIVE

Palo Duro Canyon State Park (TX)
The second-largest canyon in the U.S., about 2 hours northeast of Cannon near Amarillo.

Carlsbad Caverns National Park (NM)
One of the most spectacular cave systems in the world, about 3.5 hours south of Cannon.

National Ranching Heritage Center (Lubbock, TX)
An open-air museum of historic ranch structures, about an hour from Cannon.

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WHERE LOCALS TAKE THEIR OUT-OF-TOWN GUESTS

These are the places locals recommend when friends and family come to visit — the spots that capture the flavor of the Clovis and eastern New Mexico area.

NORMAN & VI PETTY ROLLIN' 60S MUSEUM

Clovis, NM

A museum celebrating Clovis's role in early rock 'n' roll history, including Buddy Holly's recording sessions.

BLACKWATER DRAW MUSEUM

Portales, NM

The companion museum to the archaeological site, with exhibits on Ice Age hunters and Clovis culture.

HILLCREST PARK & ZOO

Clovis, NM

A favorite free family destination with a small zoo and expansive park grounds.

DOWNTOWN LUBBOCK & DEPOT DISTRICT

Lubbock, TX

Lubbock's historic Depot District offers dining, music venues, and the Buddy Holly Center, about an hour from Cannon.

"Clovis is small enough that everyone waves back, but Lubbock is close enough for a real night out when you want one."

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FAMILY FUN & ANNUAL EVENTS

Discover the events locals look forward to every year — the experiences that help make the Clovis and eastern New Mexico area feel like home.

SPRING

- Blackwater Draw site reopens for the season (April)
- ENMU spring campus events (Portales)
- Ute Lake spring fishing season

SUMMER

- Clovis Music Festival (Norman Petty tribute events)
- Curry County Fair (Clovis)
- Ute Lake boating and camping season

FALL

- Eastern New Mexico State Fair (Roswell, day trip)
- Blackwater Draw final open weekends (October)
- ENMU Homecoming (Portales)

WINTER

- Clovis Christmas Parade
- Lubbock holiday lights and events (day trip)
- Portales holiday events

MARK YOUR CALENDAR

The Clovis and eastern New Mexico area's event calendar reflects its close-knit community — many events are free or low-cost, and Lubbock is close enough for an easy day trip.

FESTIVALS **FAMILY FUN** **YEAR-ROUND**

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MILITARY-SPECIFIC MOVING RESOURCES

Moving with the military comes with unique options and decisions. Understanding the difference between DPM, PPM, and Partial PPM can help you choose the move that best fits your family, timeline, and budget.

DPM (Defense Personal Property Move)

WHAT IT ENTAILS:
The government arranges everything — a licensed moving company packs, loads, transports, and unloads your household goods. You coordinate pickup and delivery dates but handle very little of the physical work yourself.

BEST FOR: Families wanting less hands-on coordination and government-arranged moving support.

PPM (Personally Procured Move)

WHAT IT ENTAILS:
Formerly called a "DITY" move. You arrange and execute the move yourself — renting a truck, hiring labor, or both — and the government reimburses you based on what it would have cost them to move you. Spend less than that estimate and you keep the difference.

BEST FOR: Families seeking flexibility, greater control, and potential financial incentive.

Partial PPM

WHAT IT ENTAILS:
A hybrid approach: part of your household goods move through government-arranged DPM, while you personally move the rest — often high-value or sentimental items — for separate reimbursement.

BEST FOR: Families wanting flexibility while reducing overall moving workload.

Every PCS situation is different. Review your orders and transportation office guidance before choosing your move type.

Cannon's Transportation Management Office handles the paperwork and scheduling for DPM and PPM moves — make it your first stop once you have orders in hand.

TRANSPORTATION MANAGEMENT OFFICE — CANNON AFB
110 E. Alison Ave, Cannon AFB, NM 88103 · (575) 784-4933 | Your first stop for scheduling DPM movers, PPM counseling, and move paperwork — visit before you finalize your move type.

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PCS MONEY & MOVING BENEFITS

Military moves include several benefits designed to help cover relocation costs and reduce financial stress.

DLA — Dislocation Allowance
Extra moving help for miscellaneous expenses that pop up during relocation.

MALT — Monetary Allowance in Lieu of Transportation
If you drive your own car, this helps cover travel mileage.

TLE — Temporary Lodging Expense
Helps pay for hotel stays and meals while moving within the United States.

TLA (OCONUS)
Similar to TLE, but for overseas PCS moves — short-term lodging support while transitioning abroad.

PPM Weight Allowances
Authorized limits for how much you can move during a PCS, based on rank and family size.

If DLA, MALT, TLE, TLA, or your PPM weight allowance weren't squared away at your previous duty station, you can get them sorted out at the Cannon Finance Office.

FINANCE OFFICE — CANNON AFB
Building 600, 110 Alison Ave, Suite 1110, Cannon AFB, NM 88103 · (575) 784-1161 | Submit pay and travel voucher questions anytime through the Comptroller Services Portal (CSP) at csp.cce.af.mil — the primary way to reach Finance for PCS pay issues.

DON'T LEAVE BENEFITS ON THE TABLE

PCS benefits can be easy to overlook in the shuffle of a move. Review your orders against this list, and flag anything that looks off with the Finance Office directly.

DLA & MALT

TLE & TLA

WEIGHT LIMITS

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PCS MOVING TIMELINE

A simple step-by-step timeline to help keep your PCS organized, reduce stress, and stay ahead of deadlines.

WEEKS 12-9

- Review PCS orders and timelines
- Create a PCS binder
- Contact the TMO
- Start collecting documents
- Research DPM/PPM/Partial PPM options

WEEKS 8-5

- Declutter and donate unused items
- Arrange school and medical record transfers
- Review weight allowances
- Begin organizing travel plans
- Begin house hunting

WEEKS 4-2

- Schedule pack-out and transportation dates
- Finalize documents
- Confirm travel plans
- Goal for "under contract" on new home

WEEK 1 - MOVING WEEK

- Supervise pack-out and inventory
- Complete final home walkthrough
- Keep paperwork accessible
- Carry medications separately
- Travel to Cannon AFB

BUILD YOUR OWN TIMELINE

Every move has its own quirks — orders, school calendars, lease dates. Use this as a starting template and adjust dates to fit your family's specific situation.

CUSTOM TIMELINE

STAY AHEAD

REFERENCE OFTEN

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PLANNING FOR YOUR MILITARY LIFESTYLE

Buying a home is more than a PCS decision — it's part of your family's long-term plan.

1. DEPLOYMENT-READY HOME ITEMS

Low-maintenance landscaping, smart home technology, security systems, and durable finishes make homeownership easier during deployments and extended absences.

2. FUTURE PCS RESALE PLANNING

Even if you plan to stay for years, consider resale value from day one — school zones, commute time, and neighborhood growth all matter later.

3. INVESTMENT OPPORTUNITY

Some military families keep their home as a rental after relocating. Cannon's steady PCS traffic supports consistent rental demand in a tight, affordable market.

4. PROPERTY MANAGEMENT SOLUTIONS

Managing a home from another duty station can be challenging. A good local property manager can make long-distance ownership much less stressful.

PLANNING FOR THE LONG GAME?

Whether this is a two-year stop or a longer assignment, think through the resale and rental angles up front — not after you've already signed.

RIGHT-FIT HOME | **RESALE SMART** | **LONG-TERM VALUE**

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MILITARY FINANCIAL STRATEGY: BUY-AND-RENT

Buying a home at your current duty station with the intent to rent it out when you PCS can be a powerful wealth-building move or an expensive mistake. Here's a clear-eyed look at when this strategy works.

WHEN IT WORKS

- BAH essentially pays your mortgage — building equity with government money
- VA loan: no down payment, no PMI
- Rental income can offset your next housing cost during PCS
- Depreciation and mortgage interest are tax-deductible
- Steady PCS turnover at Cannon supports consistent rental demand

WHEN IT DOESN'T

- Negative cash flow if rent doesn't cover PITI + fees
- VA loan entitlement may be tied up
- Bad tenants or repairs can wipe out a year of cash flow
- Capital gains tax exposure if sold within 2 years

QUESTIONS WORTH ASKING BEFORE YOU BUY:
Would this home appeal to future renters? Could expected rent cover most ownership costs? Am I comfortable being a landlord or hiring a property manager? If I receive PCS orders in three years, would keeping this home still make financial sense?

RUN THE NUMBERS BEFORE YOU DECIDE

Buy-and-rent isn't right for everyone. Pencil out the real math for your specific situation — rent comps, property management fees, and vacancy risk — before committing.







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ON-BASE AGENCIES & SERVICES

Quick-reference contact info for the offices and facilities you'll use most during your move to Cannon AFB. Tap an agency's name to visit its website where one is available.

Base Exchange (BX)
(575) 784-2261
Cannon AFB Exchange

Commissary
(575) 784-4330
Cannon AFB Commissary

Library
(575) 784-2786
27th Force Support Squadron

Fitness Center
(575) 784-2466
27th FSS Fitness Center

Pass & ID / Visitor Control
(575) 784-2545
Main Gate

Military Personnel Support Office
(575) 784-4933
110 E. Alison Suite 2028

Finance Office
(575) 784-1161
Bldg 600, 110 Alison Ave, Suite 1110

Legal Office (JAG)
(575) 784-2925
27th SOW Legal Office

Transportation Mgmt Office (TMO)
(575) 784-4933
110 E. Alison Ave

Airman & Family Readiness Center
(575) 784-3357
27th FSS

Housing Office
(575) 784-4598
Cannon Military Family Housing

Child Development Center
(575) 784-2494
27th FSS

Exceptional Family Member Program
(575) 784-3357
27th FSS

Medical Clinic (27th SOMDG)
(575) 784-6633
Cannon Medical Clinic

DEERS / TRICARE
(575) 784-4933
Military Personnel Support Office

Numbers and locations current as of 2026; call ahead to confirm hours.

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RESOURCES & CLOSING NOTES

Thank You for Reading

Whether you're arriving for a PCS or supporting a family member's move to Cannon AFB, we hope this guide has helped you feel more prepared for the transition ahead.

Every figure and fact in this guide reflects publicly available sources as of 2026 — official DoD BAH schedules, MilitaryOneSource, installation housing offices, and public market data — and all of it changes over time. Confirm current details with the relevant office before making financial decisions.

KEY CONTACTS AT A GLANCE

- Cannon AFB Housing Office — (575) 784-4598
- Cannon AFB Lodging (Innkeeper) — (575) 784-2454
- Airman & Family Readiness Center — (575) 784-3357
- Cannon AFB Child Development Center — (575) 784-2494

DISCLAIMER: This is an independently produced informational guide and is not an official U.S. Air Force or Department of Defense publication. Always verify military benefits, reimbursements, and entitlements with your Transportation Management Office (TMO), Finance Office, or other qualified professionals before making financial decisions.

WELCOME TO CANNON AFB.

EQUAL HOUSING OPPORTUNITY

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