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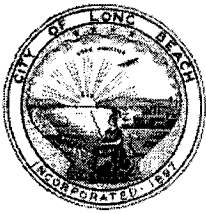
Date: May 4, 2009

To: Mayor & City Council

From: Patrick H. West
City Manager

Subject: Base Realignment and
Closure (BRAC) Communities
Research

Comments: Information related
to Agenda Item R-17 on May 5,
2009 Council Agenda



Date: April 30, 2009

To: Patrick H. West, City Manager

From: Dennis J. Thys, Director of Community Development

For: Honorable Mayor and Members of the City Council

Subject: Base Realignment and Closure (BRAC) Communities Research

In response to questions raised by the City Council, the following research is being provided on the BRAC process in communities that submitted Reuse and Homeless Assistance Plans that did not include a homeless accommodation.

Linda Charest, the U.S Department of Housing and Urban Development (HUD) BRAC Program Coordinator, provided the following general comment:

"There are plenty of BRAC applications that do not have homeless accommodation because the providers never submitted a Notice of Interest (NOI) in the property (like Texarkana) or the providers submitted Notices of Interest in using the property for homeless assistance, but they were ineligible...affordable housing, or low income seniors, or prisoners getting released from jail. None of the sites mentioned fit your situation, where you have a doable NOI from a capable provider. I wish I could give you better news, but facts are facts. Please find attached a copy of my Local Redevelopment Authority (LRA) contact info so you can confirm this information and please also see my notes next to each site below.

I've explained this at length to the Councilmember, members of the press, the providers, Joe Sopo, and whoever else in Long Beach who will listen. I provide the same guidance to everyone. I don't know where this misinformation is coming from, but it's only going to hurt the community. I can see litigation coming for this site, but my boss has made it very clear HUD will not get involved in the local "decision-making process."

- **Red River Army Depot & Lone Star Army Ammunition Plant, TX**
Red River Redevelopment Authority (Including Texarkana, TX)

Jerry Sparks, Economic Developer, City of Texarkana, TX

"Our defense facility that was BRAC impacted is about 20 miles from Texarkana. Although it is much closer to other communities, those communities are smaller and have negligible homeless populations. The facility's history has included a large civilian workforce and relatively small military contingent. At the present, we have less than 20 "uniforms".

Although there were barracks at one point, those barracks were transformed into offices 30+ years ago. Thus, our facility is relatively removed from any significant homeless population, we have no local transportation available, and the facility had no "ready made" housing. A few entities made inquiries, but after they were briefed on the big picture, they didn't pursue anything for the homeless. If this facility had been used for the transient homeless, there would have been the feeling of a detention facility because of the remoteness. There isn't sufficient public transportation available even if the facility could have been retrofitted."

Linda Charest, HUD, BRAC Program Coordinator

"Red River Army Depot and Lone Star Army Ammo Plant. (No Homeless Provider submitted a Notice of Interest in the property)"

- **U.S. Army Cameron Station, Alexandria, VA**
City of Alexandria, VA

Michael Chiple PhD PMP LEED AP, BRAC Coordinator

"The homeless reuse issue does not apply to Alexandria for the 2005 BRAC; all of our movements are out of commercial office space. The prior BRAC that returned Cameron Station was a transfer and reuse; the property became residential units and some business."

Linda Charest, HUD, BRAC Program Coordinator

"Cameron Station - This was a 1993 closure and is governed under a different statute."

- **Wagenaar U.S. Army Reserve Center, Pasco, WA**
City of Pasco, WA

Jeff Adams, Associate Planner

"The short answer to your question is that no Notices of Interest were received from a direct homeless assistance provider.

As you know, BRAC law and regulation requires that specific notification be given to the public and the homeless assistance organizations to ensure that they have ample opportunity to engage in the reuse planning process (stipulated in 32 Code of Federal Regulations 176).

In our case, public and homeless agency notifications were provided by: 1) individual letters mailed directly to the agencies; 2) two separate calls for Notice of Interest (NOI) through the local newspaper (Tri-City Herald); 3) e-mail notifications to agency contacts; and 4) "event" posting on City of Pasco event calendar."

Linda Charest, HUD, BRAC Program Coordinator

"They can post whatever they want. If the application doesn't meet the requirements, HUD can't say it does. It's not due until August, 2009."

- **Middletown U.S. Army Reserve Center, Middletown, CT**
City of Middletown, CT

No NOI's from Homeless

Linda Charest, HUD, BRAC Program Coordinator

"Under review."

- **Paul A. Doble United States Army Reserve Center, Portsmouth, NH**
City of Portsmouth, NH

No response from Mayor's Office

Linda Charest, HUD, BRAC Program Coordinator

"Has not been approved; it's under review."

- **Boswell and Callaghan U.S. Army Reserve Centers, San Antonio, TX**
City of San Antonio, TX

No response from San Antonio Office of Military Affairs.

Linda Charest, HUD, BRAC Program Coordinator

"Boswell and Callaghan USARCs - No Homeless Provider submitted a Notice of Interest in the properties."

- **Sears U.S. Army Reserve Center, Portland, OR**
City of Portland, OR

No response from Daniel Ledezma, Housing Program Coordinator.

Linda Charest, HUD, BRAC Program Coordinator

"Has not been approved by HUD."

- **Philadelphia and Germantown U.S. Army Reserve Centers, Philadelphia, PA**
Philadelphia City Planning Commission/Philadelphia LRA

John Haak, AICP, Senior Planner

"It is correct that the Philadelphia LRA did not receive proposals from homeless service providers for the Philadelphia Memorial AFRC. The rather large size of this facility, and its specific location, likely make it unattractive for organizations interested in reuse for homeless services."

The Philadelphia LRA did receive proposals from homeless service providers for the Germantown Veterans USARC. A more conducive location, and the smaller size of the Germantown facility, likely make it appear to be more feasible for homeless reuse.

However, having adopted and published strict criteria for evaluating the completeness and strength of proposals, the Philadelphia LRA determined that some of the proposals did not meet the criteria, including criteria cited in your e-mail below. [Deemed to be insufficient, lacking long-term track records or proof of financial capacity.]

Another proposal, made by a local organization with an extensive and exemplary track record in homeless services, did meet the initial criteria and included what the organization characterized as a homeless service reuse for part of the Germantown facility. This proposal was given a very close look by the Philadelphia LRA, but was not adopted as the recommended reuse. The LRA found two drawbacks with this proposal, in terms of seeking a public benefit conveyance through HUD based on homeless services: a relatively small proportion of the facility was proposed for direct homeless services, and the specific clients to be served did not clearly fit the definition of homeless.

We found it very helpful throughout our process to keep regional HUD contacts informed about each required step the LRA took in the BRAC process, and to seek clarification from regional HUD contacts about interpretations of homeless requirements. “

Linda Charest, HUD, BRAC Program Coordinator

“No homeless interest at Philadelphia Memorial USARC. Germantown USARC had three NOIs submitted that were ineligible for no-cost homeless assistance conveyance.”

- **Fort Tilden, U.S. Army Reserve Center, Queens, NY**
Borough of Queens, NY

Irving Poy, Director, Planning and Development

“The Fort Tilden BRAC is not at this point operative. After forming the BRAC, the local Congressman informed us that he was in the process of having the fort incorporated into the adjacent Gateway National Recreation Area. The BRAC is standing by in the event that the fort is not incorporated into the GNRA.

However, several years ago, we also were involved with the BRAC process for Fort Totten. The reuse plan for FT Totten included accommodation for the homeless offsite since there were no residential uses on Fort Totten.”

Linda Charest, HUD, BRAC Program Coordinator

“It has surplus property and a LRA. HUD has not approved the application; it hasn't even been submitted yet.

The LRA and Department of Defense point of contacts indicated a long time ago they were expecting special legislation to give it to the Department of the Interior. I haven't seen that legislation.

Homeless providers, if interested, could raise a ruckus over this site as Federal agencies had their chance to get this property when it was excess to the needs of the government. Now it's surplus and up to the community how it's used.

Bottom line is that the military needs HUD's determination before they can dispose of surplus property. Sans special legislation or an official notification from the Army that they are rescinding the surplus designation, HUD is expecting an application from here. "

- **Olson U.S. Army Reserve Center, Madison, WI**
City of Madison, WI

No response from City of Madison. WI.

Linda Charest, HUD, BRAC Program Coordinator
"Truman Olson USARC – Under review."

CONCLUSION

Based on this research and the comments from Linda Charest at HUD, there appears to be no way the City can avoid the Federally required homeless accommodation.

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cc: Suzanne Frick, Assistant City Manager
Heather A. Mahood, Chief Assistant City Attorney