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## **Schroeder Hall U.S. Army Reserve Center**



**Long Beach City Council**  
**Local Redevelopment Authority**  
**For Schroeder Hall USARC**  
**Public Hearing, Tuesday, December 18, 2007**



## **Background**

- November 2005 Schroeder Hall identified as surplus by the Federal Government. U.S. Army estimates site available for transfer in 2011.
- May 2006 City designated as the Local Redevelopment Authority (LRA) by the Department of Defense.
- Disposition of site is governed by Base Closure Community Redevelopment and Homeless Assistance Act of 1994 "BRAC" (i.e., must give consideration to providing onsite or offsite homeless accommodation, depending upon community needs).
- NOT McKinney Vento Act (i.e., must give priority to homeless onsite accommodation).
- The City (as the LRA) is responsible for developing a reuse plan that appropriately balances the needs of the community for economic redevelopment, other development and homeless assistance.



## Site Vicinity

- Schroeder Hall site located at corner of Willow and Grand.
- Adjacent and nearby land uses include:
  - Health Dept.
  - DMV
  - LBUSD Adult Learning
  - Hotel/Conference Center
  - Office Depot warehouse
  - U.S. Postal Distribution Facility
  - Light industrial/office park



## Site Overview

### Current Facilities

- 4.73 Acre Site.
- 2-story administrative building constructed in 1960.
- Maintenance shop constructed in 1960.
- Parking/Paved Areas.





## Process Overview

- Basic requirements and all timeframes set by Congress.
- June 2006 advertisement in Press-Telegram announcing availability of the site and soliciting Notices of Interest (NOIs) due December 15, 2006 (min. 90 day max., 180 day NOI solicitation). Staff opted for maximum solicitation period.
- Required workshop/site tour held August 2006.
  - Workshop was well attended by over 100 persons.
  - 2<sup>nd</sup> on-site tour held in October 2006.
- City Manager-appointed BRAC Citizen Advisory Committee was assembled.
  - The Advisory Committee met every 2-3 weeks from November 2006 through February 2007. Led by a professional facilitator.
- Seven NOIs were submitted by December 2006 deadline, including proposals for homeless assistance, public benefit conveyances and private development.



## Process Overview

- The Advisory Committee worked with facilitator to evaluate proposals.
- The Committee's recommendation includes two required components:
  - *Land Use Recommendation* that balances the needs of the City as described by BRAC requirements, and
  - *Homeless Assistance Recommendation* to address the needs of the homeless specific to this community.
- Original deadline for submission of both reports was September 11, 2007, but an extension was granted. New deadline is January 11, 2008.
- Final proposals will be reviewed and evaluated by the Department of Housing and Urban Development (HUD) and the Department of Army.



## **Advisory Committee Recommendation: Land Use**

- Private development proposals will only be considered by HUD to counter economic impacts created by the closing of the military site. Since little to no economic impact will occur as a result of site closure, the one private development proposal was removed from further consideration.
- The Advisory Committee, after evaluating the City's various strategic documents, listening to numerous presentations, and conducting interviews with proposers, selected the City's Police substation proposal as the most appropriate land use considering the balanced needs of the City.
- The Advisory Committee recommended the required homeless accommodation either be placed at an off-site location, or asked that the City work with the selected provider to increase services with additional alternative funding.



## **Homeless Assistance Plan Requirements**

### **Does the plan:**

- Consider the size and nature of the homeless population in the vicinity of the site.
- Show evidence of having consulted with homeless assistance providers.
- Specify how buildings, property, funding, etc will become available for homeless assistance (i.e. "Legally Binding Agreements").
- Consider the economic impact of the proposed homeless assistance on communities in the vicinity of the site.
- Balance the needs for economic and other development with the needs of the homeless for the communities in the vicinity of the installation.



## Advisory Committee Recommendation: Homeless Assistance

- 3 NOI's were received for the provision of homeless services.
- Upon consultation with HUD, one proposal was removed from consideration as their identified service recipients were not currently homeless and were not located in the Long Beach service area.
- Staff continued evaluations of remaining two NOI's for consistency with existing City needs and strategic plans.
- After careful consideration, staff chose to continue discussions only with Mental Health Association (MHA) based on their experience working with and in the City, thoroughness of their proposal and support materials, and consistency with existing City strategic plans related to homeless health care.
- MHA proposes to develop a healthcare access program specifically geared towards homeless individuals in need of mental health counseling.



## Primary Recommendation

### East Division Police Substation Onsite & MHA on Burnett Street

- 4.73-acre for new East Division Police Substation.
- Mental Health Association provided approximately 1 acre on E. Burnett Street for a Homeless Healthcare Access Program.



"Offsite"  
Homeless  
Accommodation

East Division  
Police  
Substation



## Alternative Recommendation\*

### East Division Police Substation & MHA Share Site

- 3.73-acre PBC for new East Division Police Substation.
- 1-acre Homeless Assistance Conveyance to the Mental Health Association for a Homeless Healthcare Access Program.

\* Only to be implemented if Health Department site proves to be infeasible for reasons unknown at this time.



Homeless Accommodation

East Division Police Substation



## Next Steps

- Plan Submittals ( Land Use Recommendation and Homeless Assistance Plan) to U.S. Department of Housing and Urban Development (HUD) by January 11, 2008.
- HUD responds within 60 days to City's proposed plans.
- Following 60 day HUD review, if approved, plans forwarded to U.S. Department of Army for final approval, or opportunity to cure deficiencies is provided.
- Accommodation to MHA occurs by 2011, or sooner depending upon availability of Health Department site.
- Transfer of Schroeder Hall site to City would occur in approximately 2011.