

# BRAC Outreach and Planning Process





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## Goals for Today

- Finalize LRA organization
- Explain the requirements of the BRAC 2005 law
- Explain the redevelopment process
- Identify the next steps



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## Key Statute (P.L. 101-510) Dates

- November 9, 2005—Date of Approval
- November 2005—DoD/Federal property screening begins; LRA formulation & recognition
- May 9, 2006—surplus property notifications
- June-August/November 2006—LRA outreach
- May/August 2007—complete redevelopment plan; submit to DoD/HUD (anytime after outreach)
- May/August 2008—property disposal decisions
  - *Anytime after Service completes NEPA*



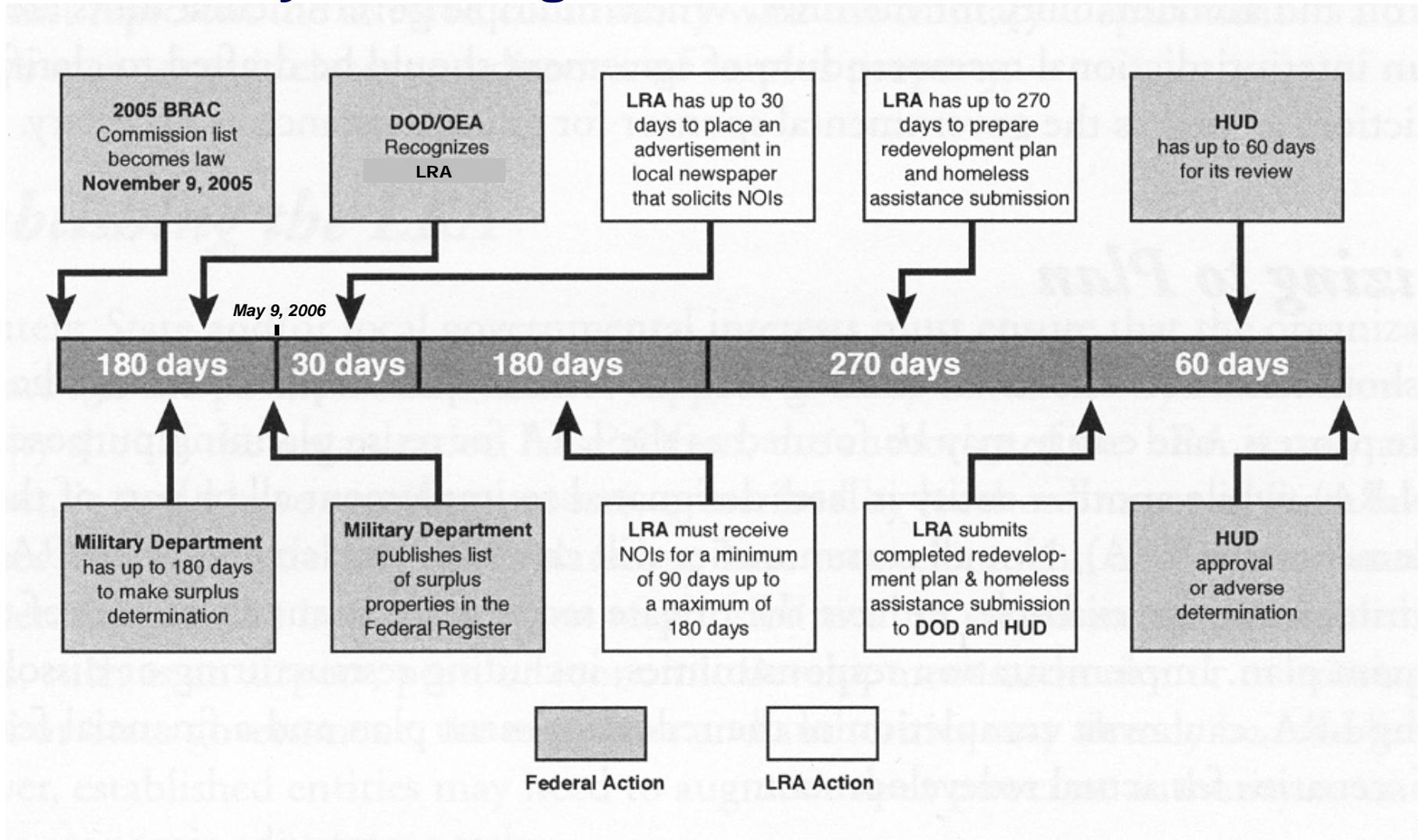
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## Statutory Planning Process for LRAs

- Establish a local redevelopment authority (LRA) with broad-based membership including jurisdictions with development control authority over the property
- Conduct outreach to homeless providers & public & non-profit organizations eligible for surplus Federal property
- Prepare a base redevelopment plan that balances homeless needs with economic & community development needs
- Submit redevelopment plan to HUD & the Military Department concerned



# Statutory Planning Timeline





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## Military Department Actions

- Determine which Federal agency transfers are in the best interest of Federal Government
  - ✓ Consistent with highest & best use of property
  - ✓ Valid & appropriate agency requirement
  - ✓ No adverse impact on disposal of other property
  - ✓ FMV offered; environmental responsibility accepted
  - ✓ Competing Federal interests resolved
  - ✓ Consistent with the LRA redevelopment plan
- Determine what real property is surplus
  - ✓ Publish a notice of surplus property in Federal Register & a local newspaper, including information about the LRA created for outreach & redevelopment planning purposes
  - ✓ Notify HUD, the LRA, & Federal sponsoring agencies
- Decide how the property will be disposed & to what entities



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## LRA Outreach

### LRA responsibilities:

- Begin within 30 days after surplus notification
- Publish timeframe & procedures in a local paper
- Hold at least one public hearing/workshop
- Conduct outreach to representatives of the homeless
  - ✓ Coordinate with the appropriate HUD Field Office
- Solicit interest of other interested parties
  - ✓ Public entities & non-profit organizations eligible for public benefit conveyances
  - ✓ Law enforcement, emergency management, park, education or health facility, historic monument, etc.
- Consider notices of interest received in preparing base redevelopment plan & accommodate homeless assistance needs



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## Redevelopment Plan

- Prepared by the LRA
- Balances homeless needs with local economic & community development requirements
- Used to prepare property disposal environmental assessment required by NEPA
  - ✓ Part of the proposed Federal action for disposal
  - ✓ Substantial deference given to redevelopment plan
- Submitted with a homeless assistance application
  - ✓ Military Department
  - ✓ HUD headquarters & appropriate HUD field office
  - ✓ Includes legally binding agreements with homeless providers



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## What is a Redevelopment Plan?

- Community's vision, goals, & objectives for base redevelopment
- A recommendation to the Military Service on how to make disposal decisions
- Primary instrument to ensure land use compatibility between surrounding community & former base
  - ✓ Proposed land uses & zoning
  - ✓ Supporting infrastructure
  - ✓ Redevelopment schedule
  - ✓ Capital improvement program



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## Redevelopment Planning Process

- Formulate community goals, objectives & performance targets for base redevelopment
- Collect, analyze & map existing conditions
- Integrate outreach process notices of interest
- Conduct any necessary specialized planning studies to define market opportunities, physical constraints, or infrastructure requirements
- Prepare & evaluate alternative plans
- Select & adopt final redevelopment plan



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## Redevelopment Planning Drivers

- Physical & environmental conditions
- Market potential for redevelopment
- Public facilities & services needs
- Homeless accommodation
- Institutional needs
- Federal property disposal laws



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## Collect Data/Analyze Existing Conditions

- Data collection & analysis begins concurrent to specialized planning studies
- Military Department is the source of most technical data for on-base conditions
  - ✓ *Base engineering, planning & environmental offices*
  - ✓ *Installation Summary Report*
  - ✓ *Environmental Condition of Property (ECP) Report*
    - ✓ completed remedial & corrective actions
    - ✓ current property use
    - ✓ nature & extent of known contamination
    - ✓ current phase of remedial or corrective action underway
    - ✓ presence of protected species or cultural assets



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## Redevelopment Plan Adoption

- LRA forwards final base redevelopment plan & homeless submission package to HUD & Military Department concerned
- Upon HUD acceptance local government jurisdiction(s) with planning & zoning authority formally adopt plan
- Property is zoned or otherwise entitled to permit redevelopment



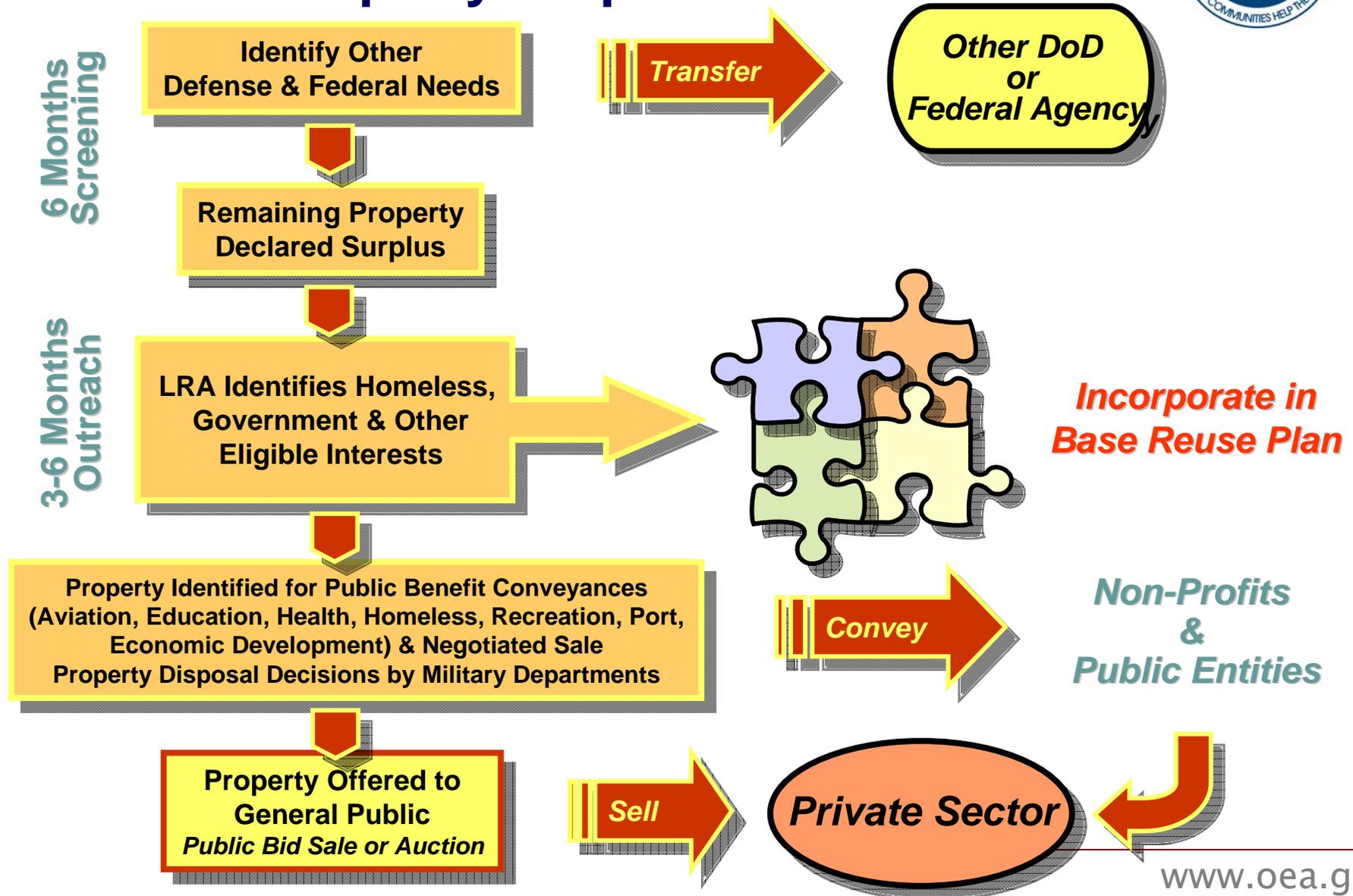
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# Property Disposal Options

- Other DoD/Federal Agencies
- Public Benefit Conveyances (PBCs)
  - ✓ *Education, health, recreation, law enforcement, emergency management, homeless, etc.*
- Economic Development Conveyance
- Negotiated Sale to Public Entities
- Public Bid Sales
- Military Construction Exchanges



# Federal Property Disposal Process





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# Steps Forward

- Update the IGA, which empowers the LRA with the same rights and responsibilities as a County.
- Update recognition letter – include revised IGA in final submission
- Begin to put together the grant application: consider new staff position descriptions, define a scope of work.
- Within 30 days of the LRA recognition publication in the Federal Register issue a Notice of Availability of Surplus Federal Property
- Outreach begins
- Work with the State to acquire the necessary and unencumbered zoning authority.



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# Resources

➤ [www.oea.gov](http://www.oea.gov)

## ***Organizing***

- ✓ [Technical Bulletin: A Community Organizing Challenge](#)
- ✓ [Conceptual Organizational Structure for an LRA and the general process for Reuse Planning and Property Disposal](#)
- ✓ [Responding to Change: Communities and BRAC \(Updated\)](#)

## ***Planning***

- ***General planning guidance***
  - ✓ [Base Redevelopment Planning for BRAC Sites](#)
  - ✓ [OEA's Guidance Manual on Converting Military Airfields to Civil Airports](#)
  - ✓ [Technical bulletin: A Community Planning Challenge](#)

## ***Homeless outreach resources***

- ✓ HUD - [Military Base Reuse and Homeless Assistance](#)