

**BASE REALIGNMENT AND CLOSURE (“BRAC”)
PVT. GEORGE L. RICHEY U.S. ARMY RESERVE CENTER**

LOCAL REDEVELOPMENT AUTHORITY (“LRA”)

OUTLINE OF BASIC DUTIES

- **2005 BRAC BASES WERE APPROVED ON NOVEMBER 5, 2005**
 - Includes Richey property (“Reserve Property”)
 - U.S. Army sends property information to the LRA and H.U.D.
 - If no recognized LRA, information sent to the governor and local governments.
 - U.S. Army publishes property information in the Federal Register and a local newspaper.

- **FORMATION OF THE RICHEY U.S. ARMY RESERVE LOCAL REDEVELOPMENT AUTHORITY**
 - Number of voting members not specified: suggest 5-9.
 - Can also include “ex officio” non-voting members (specific expertise, ie, planning, etc.).
 - Important to have representative of local agency having land use authority (San Jose).
 - Others who represent homeless, economic interests, other local governments.
 - Can also appoint advisory committees (homeless, open space, etc.).
 - If include multiple local government voting representatives, best to have interjurisdictional Memorandum of Agreement.

- **SUPPORT AND FUNDING OF LRA PLANNING EFFORT**
 - Voting and “ex officio” non-voting members, as well as advisory committee, can voluntarily serve.
 - Interjurisdictional staff support may also serve voluntarily.
 - Outside consultants may volunteer. Otherwise, must be funded.

- **D.O.D. RECOGNIZES THE LRA**
 - Publishes fact of recognition, contact names, etc. in the Federal Register and local newspaper.
 - S.C. County will be recognized as the LRA in the next 2 to 3 weeks.

- **LRA PUBLISHES NOTICE FOR EXPRESSIONS OF INTEREST IN THE PROPERTY**
 - Seeking responses containing use proposals for the property.
 - LRA can require responses no sooner than 90 days, no later than 180 days.
 - Emphasis on outreach to homeless representatives.

- **LRA OUTREACH TO HOMELESS REPRESENTATIVES**
 - Obtain list of homeless representatives from local H.U.D. office.
 - Invite representatives to participate in planning process.
 - Conduct workshop, seminar or forum regarding homeless needs in the area and determine if the property meets, or contributes to meeting those needs.

- LRA CONSIDER ELIGIBILITY FOR PUBLIC BENEFIT CONVENANCES (PBC)
 - Schools, parks, airports, ports, prisons, law enforcement, self-help housing, public health, etc.
 - Public transportation (?)
 - Must be sponsored by appropriate federal agency
 - May be eligible for discounted price or no cost convenience.

- LRA TO HOLD AT LEAST ONE PUBLIC HEARING
 - Publish public notice of hearing
 - Invite public to present their views regarding proposed redevelopment and homeless plans.
 - Record and summarize public comments for use in application for approval of redevelopment plan.

- LRA SUBMIT APPLICATION FOR APPROVAL OF PLAN TO ARMY AND H.U.D.
 - Must be submitted within 270 days after last date for receipt of expressions of interest in the property.
 - H.U.D. determines if application is “Complete”.
 - H.U.D. requires analysis of: homeless population, current homeless services in the area, suitability of the property to meet homeless needs, feasibility of the plan submitted by homeless representatives, and whether the plan submitted by homeless representatives is consistent with other local homeless programs.
 - If addressing homeless needs is a part of the redevelopment plan, the LRA must have “legally binding” agreement(s) with homeless organization(s) for use of all or part of the property.

 - H.U.D. requires a balance between community economic, and other, needs and those of the homeless.
 - The LRA must show that the redevelopment plan was designed in consultation with homeless representatives.
 - The LRA must prove that its homeless outreach was achieved.