

## **Base Realignment and Closure Fact Sheet**

2<sup>nd</sup> Lt. Alfred Sharff and Sgt. Jerome Sears Army Reserve Centers

### **What is happening at the Sharff and Sears sites?**

The Department of Defense is closing the Sharff ARC (8801 N. Chautauqua Blvd.) and Sears ARC (2730 SW. Multnomah Blvd.) as part of the 2005 round of Base Realignment and Closure (BRAC) actions.

### **What is BRAC?**

The federal Defense Base Realignment and Closure Act mandates a process for closing and realigning military installations within the U.S. In 2005, the President and Congress approved a list of BRAC installations. Sharff and Sears ARCs are two of the installations selected for closure. All 2005 BRAC closures and realignments are to be completed by September 15, 2011.

### **How does BRAC operate?**

The BRAC process is governed by federal laws and regulations. The federal process is as follows:

Step 1. Military installations are listed for closure or realignment.

Step 2. The Department of Defense determines if other military branches have a need for any of the installations listed for closure or realignment.

Step 3. After all the military branches have reviewed the available installations the Department of Defense makes any remaining property available to other federal agencies.

Step 4. If there is remaining property, local government in the area is approached about its interest in the property and creating a Local Redevelopment Authority (LRA) to oversee a process for how the property could be used.

Step 5. If the local officials create an LRA, it is then responsible for developing a reuse plan for the property. **Federal law requires that the reuse plan balances the needs of the homeless and other community needs.**

Step 6. The Department of Defense and the Department of Housing and Urban Development receive and review the reuse plan and the homeless assistance submittal.

Step 7. The Department of Defense will make final property decisions giving deference to the local reuse plan.

### **What does this mean for Sharff and Sears BRAC processes?**

Sharff and Sears ARCs are part of the 2005 BRAC list and are targeted to close in 2011. The City of Portland has requested that the Portland Development Commission be appointed by the Department of Defense as the Local Redevelopment Authority (LRA) for both sites. PDC, in cooperation with the Bureau of Housing and Community Development, have publicly announced the availability of these properties for homeless and public benefit conveyances. Notices of Interest (NOIs) were received by the LRA from entities serving homeless and public benefit conveyance uses. The LRA reviewed these notices and referred non-homeless assistance submissions to the appropriate Federal agencies, as designated in BRAC regulations. The LRA is working with the homeless assistance agencies to prepare the required homeless assistance submittals to be attached to the reuse plans. Additionally, the LRA is working to complete thorough physical and market analyses of the sites. This data will be used in the drafting of the sites' reuse plans.

Following approval by the City Commission, the LRA will deliver the reuse plans and homeless assistance submittals to the Department of Housing and Urban Development (HUD) and the Department of Defense. **The Department of Defense, working with HUD's input, will make final property disposal decisions.** In implementing the Department of Defense's property decisions, the federal government will convey at no cost, or reduced cost, property requests for homeless and public benefit uses. All other uses involve sale at fair market value.

### **What is the local involvement in this process?**

While much of the BRAC closure processes for Sharff and Sears ARCs occur at the federal level because they are federal facilities and the Army Reserve/Department of Defense make the final decisions on the disposal of the property, there is a local portion of the process. The local process allows the city to guide the final federal decisions. Without the LRA there would be no ongoing local involvement in what happens when the Army Reserve departs.

### **For what purposes can the property be used?**

The property can be used to serve the homeless, for public benefit conveyances, or for other uses needed in the community. The Department of Defense will sell any land that is not part of a homeless request or public benefit conveyance. If property is sold the purchaser can use the land for any purpose permitted by the City's zoning designation.

### **How much property is available and what is the zoning?**

- The Sharff site totals approximately 4.9 acres and is zoned R7, meaning it is zoned residential with a maximum density of one unit per 7,000 ft<sup>2</sup>.
- The Sears site totals approximately 3.7 acres and is zoned R1, meaning it is zoned multi-family residential with a maximum density of one unit per 1,000 ft<sup>2</sup>.

### **How can I be involved?**

The public will be involved in the LRA's process for the homeless and public benefit conveyance NOIs and particularly in the development of the reuse plan. Following the collection of data on existing site conditions and the evaluation of NOI submissions, community members will be given the chance to review the data and submissions and provide input on the development of reuse alternatives for both sites. These meetings are anticipated to take place in early August. Based on the collected data and the community input, the LRA and other stakeholders will work to develop preferred reuse alternatives for both sites. In late September, public meetings will be organized to allow the community to comment on these alternatives prior to formulation of the final reuse plans.

### **How will I know of future actions?**

In addition to the public meetings mentioned above, you can keep informed by checking the PDC website at <http://www.pdc.us/dod> that will have additional information including upcoming and recent actions.

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