Beyond the Fence

A REALTORS® Guide to Military Base Closure, Realignment and Encroachment

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Preface

Every five years or so, the federal government starts a process that leads to a decision about which military bases will be closed and which will be expanded or realigned. With Washington, DC as the epicenter, seismic waves of shock and dismay spread across the land to the communities that host military bases. There citizens grapple with the challenges that these changes will thrust onto their way of life. The majority of REALTORS® will never have to worry about these things, but those who work in communities near bases proposed for closure, realignment, or expansion may find the BRAC experience to be daunting—but the intent of this booklet is to show that it can also offer opportunities.

This document is intended to provide an overview of the Base Realignment and Closure process that Congress established and to provide enough useful information so that if these changes come to your community you will be prepared, get over the shock quickly, and be alert to some of the opportunities for community improvement and real estate business that are created. The following chapters will help you understand military base changes in the context of national defense and of local community impacts. We will cover the specific steps that are taken when a base is closed and the land is put to other uses. We will also examine the challenges posed when bases are selected for growth in the form of physical expansion, increased employment, population, and military activity. Communities that avoid the BRAC list often do so by successfully managing the issue of urban growth encroaching on once-remote installations. A separate chapter addresses encroachment and how it could affect the mission and continued viability of a base.

Eight case studies are presented in Chapter 4. These cover bases affected in previous BRAC rounds and show ways that communities have coped and the role REALTORS® have played in planning for and implementing the redevelopment of closed bases, the adjustment to base expansion, and handling issues of encroachment.

Perhaps the most useful thing a study of past BRAC rounds can do is teach some lessons about what works and what doesn’t. There is some comfort to be taken from the knowledge that other communities have done this before. We can learn from their successes, and take heed from their failures. Chapter 5 distills these lessons in summary form and suggests some specific actions for REALTORS® to help a community make a smooth adjustment to change.

Finally, we have included an appendix which contains some practical information such as a glossary to explain some rather arcane concepts and acronyms, a list of web-based resources and a description of some resources available from NAR in the area of Smart Growth that could be applied to BRAC situations.
This particular theater is not some faraway desert crossroads or tropical jungle, but Main Street, USA.
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Changing Military Bases and Changing Communities

For many REALTORS®, military bases nearby may simply mean sales, as military and civilian workers and their families buy and sell homes. But many military installations in the United States are experiencing profound changes. Bases are closing, shrinking, and growing – and the communities around them are changing as well, creating both conflict and opportunity. The case studies in this report illustrate how some communities have handled these challenges.

REALTORS® have a unique role to play in helping their communities cope when the military mission changes at a nearby base. But to be most effective, they need a deeper understanding of the relationship between the base and the host community.

“When the military becomes a major employer, it is more than just a matter of defense or a matter of training our soldiers and sailors,” says Arnold Tesh, Managing Director of FTI Consulting in Washington DC, and an expert in military base disposal and encroachment issues. “It becomes a financial standard within the community.” Military bases provide thousands of jobs, often jobs that pay better than the regional average. But the military is unlike other employers. The bases are usually surrounded by a fence and often function as separate communities. In fulfilling national defense needs, bases take up thousands of acres of land for airfields, training grounds, and other unique uses. The military’s vast holdings have become a significant home to hundreds of threatened and endangered species.

Each military installation has a different relationship with the surrounding community, and that relationship affects the way the community responds to impending base changes. Is the nearby installation a primary employer and a major point of pride? Or is the base an isolated enclave and only a minor player in the region’s economy? Most communities have fought hard against base closures, wanting to preserve the jobs the military brings. For example, the Beaufort Marine Corp Air Station is central to the economy of Beaufort, South Carolina – and the Beaufort County Association of REALTORS® donated $5,000 to the communities’ effort to keep the base off the closure list. But in Concord, California, city leaders actually asked for closure of the Concord Naval Weapons Station, a small base near San Francisco that had already lost personnel – the city leaders would rather see the base acreage used for homes and businesses. This is an admittedly rare case. But for bases in or near hot real estate markets, real tension exists between the community’s desire for development, and the military’s need for space to train. That tension increases when the training involves noisy or dangerous activities that affect surrounding residents.

REALTORS® who understand these relationships are in a better position to assist when a local base is slated for closure or expansion – or when the community is beginning to encroach on the military’s needs. ”REALTORS® should be sensitive to those bigger issues of environmental preservation, economic impact, and national defense, and
they will be taken more seriously. Then they will not be looked at as only being after that commission,” says Tesh. “People will listen because REALTORS® know about real estate and what effect real estate can have on the overall economic picture.”

The following chapters detail what real estate professionals can expect when a base nearby is slated for closure or expansion, or is facing encroachment problems. In each case, REALTORS® have skills to share – their knowledge of the real estate market, their understanding of what homebuyers want, and their relationships with home buyers and sellers. By getting involved, REALTORS® can serve their community and help ensure successful transitions as bases close, change, or grow.

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Communities in just about every state are coping with changes brought on by the shifting needs of the US military. Most of those changes have been mandated by the Base Realignment and Closure program (BRAC). Congress set up this program in 1988, with an independent BRAC Commission making closure and realignment recommendations, in order to make this often-painful process more politically fair. Four rounds of base closures, in 1988, 1991, 1993, and 1995, are still reshaping the landscape around bases across the United States. The most recent round of changes mandated by a BRAC Commission was finalized in late 2005 and will lead to the closure of 22 bases, significant growth at ten bases, and major changes at dozens of others.

Base closures are almost always a major blow to the local economy, not to mention local pride. The prospects for successful reuse are good; the Department of Defense has found that communities have been able to recover about 85 percent of lost civilian jobs from past BRAC closure rounds. While the focus of recovery is usually on landing new businesses and jobs, reusing base housing or creating new neighborhoods can jump-start the recovery. Craig Seymour, a principal at RKG Associates, a real estate development firm that has consulted on many base closings, says “Residential development has tended to be the cash cow. If you want to create office jobs, that takes longer. Those jobs are not waiting to happen. Housing is the way to get there – it is the easiest to convert to reuse, and does not require as much cleanup as industrial areas.”

REALTORS® have important skills that local planners need as they tackle the challenge of base reuse. “A good REALTOR® will have good knowledge of the current market conditions, and hopefully will be paying attention to indicators to have understanding of future market conditions,” says Ehren Bingaman, Executive Director of the Ft. Harrison Reuse Authority in Lawrence, Indiana. “That knowledge will be invaluable to someone putting down on paper what they think a former base can become.” A realistic plan is critical to getting base property back into productive use. This is particularly true for the latest round of closures, since Congress has directed the military to try to get the fair market value of the former base land.

Understanding the Closure Process
The BRAC law outlines a specific process for transferring property out of the hands of the military when a base is closed. The process can seem inordinately complex and usually takes several years, but it is designed to take into account the needs of the surrounding community. Citizens and business people are invited to take part in deciding what to do with excess property – and REALTORS® can be a part of that mix. A number of organizations have issued detailed guides to the BRAC process (see box). This section will focus on the opportunities for real estate professionals to get involved.

The first step after a base closure decision is to offer up the newly available land to uses given early priority by Congress. This includes use by other federal agencies and some uses for the public benefit, such as creating new parks. In most cases, these users receive only part of the available property.

The next step is the creation of a Local Redevelopment Authority (LRA). This body is responsible for planning for
Base Reuse Challenges

- **Assessing existing facilities.** One of the first decisions in any base reuse plan is whether to keep existing buildings and infrastructure. The decision is easy with historic structures. But often base buildings are sub-standard – particularly housing. Planners must weigh the value of renovation against the expense of demolition, as well as whether the buildings fit in with the new vision for the property. Real estate professionals can help assess whether housing can be saved and marketed. Military bases also are usually surrounded by fences and have limited access. Successful reuse often means building new roads to re-integrate the base with surrounding neighborhoods. REALTORS® can help ensure this reintegration preserves and enhances the value of existing housing.

- **Cleaning up environmental contamination.** The government has an obligation to clean up any contaminants left behind by military activities. This may involve many toxins, including asbestos, jet fuel, and even unexploded ordinance. Sometimes environmental problems can delay base reuse, part because of limited “Superfund” cleanup dollars. They can also affect decisions on how to appropriately use the base property. For example, at the Orlando Naval Air Station/Baldwin Park, capped landfills were used as parkland. Rumors and speculation about the safety of the property may continue long after the cleanup. Real estate agents who have kept up with the cleanup process can help squelch rumors and reassure potential buyers.

- **Housing the homeless.** Early rounds of BRAC gave homeless shelter providers priority in obtaining surplus base property. A number of base reuse plans have been delayed by lawsuits and negotiations with homeless providers. While that priority ended after 1994 round of BRAC, HUD still works with local communities to identify ways the property could be used to help provide for homeless people, either on or off-site. Real estate professionals can stay informed and communicate with homebuyers and neighbors to encourage support of appropriately-placed shelters. See Military Base Reuse and Homeless Assistance Resources http://www.hud.gov/offices/cpd/homeless/library/milbase/index.cfm

- **Providing affordable housing.** Many base reuse plans call for smart growth strategies that place a wide variety of housing types fairly close together, including affordable housing units. At Lowry, REALTOR® Betty Jean Dayoub has gotten to know the head of the land trust that manages the property’s affordable housing stock. Dayoub educates homebuyers about the benefits of the program and shows them how the affordable units fit in to the community.
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Military Housing Privatization Initiative (MHPI)

This federal program allows the military services to partner with private developers and investors to build, renovate, and manage military housing. The goal is to improve the quality of life for enlisted personnel by providing higher quality housing more quickly. Privatized housing on bases slated for closure can be rented out to the private market. The Army has been most active in using this program. For more information, visit http://www.acq.osd.mil/housing/mhpi.htm.

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What is a Realignment?

Bases undergoing realignment are experiencing significant changes in the personnel stationed there. They may be gaining units and activities moved from bases that are closing; they may be scaling back their mission. No recent realignments involve acquiring new property, but they do sometimes involve disposing of excess property. If the military is letting go of property, a realignment will follow the same BRAC procedures as a closing.

Interim use

The LRA can authorize the interim use of the base property during the time between the departure of military personnel and the implementation of the final reuse plan. Often what is most ready for interim use is housing – homes and apartments that would deteriorate if boarded up for an extended period. Real estate professionals can help ensure that this housing stock becomes part of the local housing market during this period.

Finding Out More

The Office of Economic Assistance (OEA) of the Department of Defense is the primary source of federal help for local communities facing base changes, including closures and encroachment. The OEA provides a variety of planning grants. OEA has issued a number of excellent briefs, reports, and even videos, and most are freely available on the website, www.oea.gov.

The Association of Defense Communities (ADC) is a non-profit membership organization made up of local governments with active and closing military bases, as well as private sector firms involved in military issues. They hold conferences, put out a weekly e-newsletter and also issue excellent guides and reports. See their website at www.defensecommunities.org.

This approach is likely to be most successful in growing metropolitan areas where the land is very valuable.

Because of the sheer size of the deals, new housing developments on bases tend to go to large developers. But that doesn’t mean residential real estate agents are left out. REALTOR® Jeff Clark, who lives and sells in the new community of Baldwin Park Florida recalls, “Initially the developer and builder had their own salespeople. I brought people in as a buyer’s agent. People liked that I didn’t work for the developer, that I was representing the buyer.” Re-sales have kept Clark and his wife Tonya busy.

Base Growth

While base closures get most of the attention, the BRAC process also designated some bases for growth – particularly in the 2005 BRAC round. Ten bases around the country will gain between 2,500 and 11,000 military, civilian and contract workers, and some communities are preparing for population growth as high as ten percent. Other bases are growing because units are being re-stationed from overseas.

The bases are growing in activity, not in physical size, and there is no formal ‘LRA’ process. But a number of communities have established task forces to plan for growth, and the DoD’s Office of Economic Adjustment is offering planning assistance. Among the big issues in many communities: how growth may strain local utilities, schools, and especially housing.

In several locations, the Chamber of Commerce is leading community planning efforts. For example, officials in Columbus, Georgia are preparing for a big change at Fort Benning, when 5,490 additional soldiers will more than double the force currently stationed there. Local officials calculated that the total population gain might be 15,000 people, to an area with a population of about 300,000. So they started to plan for housing, schools, and other needs. The process is being driven by the Chamber of Commerce through the Fort Benning Futures Task Force.
Base Encroachment

While communities grapple with changing military needs, the military must also cope with growth in the communities that surround them – growth that has begun to encroach on bases and their military mission. High-performance jets, tanks, and live ammunition simply don’t mix well with housing and other civilian uses. But the problem is far more than an annoyance, according to Jan Larkin, Outreach Coordinator for the Department of Defense. “If we cannot get a handle on this problem, it could be the end of the military as we know it.”

Why such a dire prediction? The modern US military is based on the premise that frequent, rigorous training under live fire conditions is the only way to save lives in warfare. Research from the Vietnam War found that most errors come when a solider, pilot, or other fighter is new to the chaos of battle – and that those who survive five engagements are likely to make it through the entire war. By conducting realistic training exercises using live ammunition, the Army, Air Force and Navy all seek to condition their personnel for the real thing. The practice has resulted in fewer deaths and a dramatic decrease in the loss of planes.

But such live fire training exercises require a lot of space – and more and more bases are being squeezed by sprawling development that comes almost up to their fences.

Neighbors who are too close to military bases or training and testing ranges face the noise of high-performance fighter jets, the rumble of tanks, and the boom and crackle of guns, cannons and bombs. These residents also face risks – from the crash of a jet, or from a bullet or missile going astray. The military has adapted with what are known as “work arounds” – such as changing flight patterns and restricting training exercises at night. But such solutions reduce their ability to train effectively.

What Encroachment means for real estate professionals

This all may sound like bad news for real estate professionals. But understanding encroachment issues is essential if a military base is nearby. REALTORS® can help mitigate the impact of encroachment by helping homebuyers understand the military’s needs and working with the base to help preserve good relations. “Training and readiness are extraordinarily important to national defense, and bases are essential for training,” says Mike Davis, who manages the Encroachment Prevention program at the Office of Economic Assistance. “We need to protect those bases because encroachment can doom a base to closure.”

What is a Joint Land Use (JLUS) Study?

The Office of Economic Adjustment funds these studies, which bring together leaders from the base and the surrounding communities to determine the extent of encroachment problems and come up with a plan for mitigating them.
Common methods for mitigating encroachment

- **Rezone property to prevent incompatible uses.** Local governments can alter zoning codes and comprehensive plans, or can create special overlay districts. Some states have designated regions surrounding military bases as ‘areas of critical concern’ to allow state jurisdiction.

- **Set aside affected areas.** Local or state governments or conservation groups often purchase property for parks or purchase development rights. The military has recently begun partnering on these purchases. This sometimes involves demolition of existing buildings.

- **Require disclosure of encroachment issues.** Arizona and Virginia are examples of states that are now requiring disclosure of noise zones and accident potential zones to buyers prior to sale and in contracts.

- ** Obtain “Avigation” Easements.** This is the aviation equivalent of a navigation easement. It gives the airfield (civilian or military) the legal right to fly through the airspace above the property (including the right to make noise).

- **Require sound attenuation.** Local governments can require double-paned windows, insulation, and other measures that reduce outdoor noise by 25 to 35 decibels. This can be a requirement for new homes; state or local governments may also find funding for retrofits.

- **Plan growth to conserve land.** Smart growth developments that mix uses and bring homes closer together can help avoid the need to build in areas affected by base operations.

Real estate professionals who sell near bases should start by arming themselves with information. The Department of Defense conducts publicly-available studies on how their activities may affect the local community. REALTORS® can find out about the designated noise and safety zones surrounding bases by checking with their local planning department for AICUZ and RAICUZ documents – Air or Range Installation Compatible Use Zones. Air bases also designate Accident Potential Zones (APZs). Some REALTOR® associations have reprinted these maps for their members and for homebuyers.

A few jurisdictions have begun to require that noise and other base intrusions be disclosed to potential homebuyers well before reaching the closing table. “Enhanced real estate disclosure for prospective purchasers is an extraordinarily effective tool,” says Davis. “Generally this has been resisted by the real estate industry and by sellers because it is seen as diminishing the value of property. We’ve found just the opposite. It doesn’t affect the value, it just helps buyers make a better and more informed decision.” Escambia County near the Pensacola Naval Air Station now requires disclosure in all listing agreements, and in marketing materials before execution of a contract.

Some communities are working with the military on Joint Land Use Studies (JLUS), in which military and civilian planners systematically plan responses to the encroachment issues particular to their community. Real estate professionals can participate in these planning meetings.

In addition, the military has identified sprawling subdivisions that eat up land as a culprit in encroachment – because they more quickly push development right up to the base fence. Real estate professionals can support and promote innovative land use plans that use mixed-use and compact development to conserve land.
“Our job as REALTORS is to keep people from shooting themselves in the foot by spreading rumors. REALTORS can be a voice of reason.”
REALTOR® Betty Jean Dayoub bills herself as a ‘Lowry specialist.’ She has sold close to 50 homes at the redeveloped Lowry Air Force Base that was closed by BRAC in 1994. “In 1998 I bought on the new property. I saw the plan, and I ‘got it’. I saw the overall plan, the commitment to redevelopment, and the Local Redevelopment Authority’s scrutiny of development. The design guidelines are strict, but it pays off. The Lowry zip code has the fastest appreciation of any zip code in the area.”

Dayoub is sharing in a successful redevelopment that is transforming a fenced-off base with 1,000 vacant buildings and three runways into a community with about 4,000 homes, a thriving mixed-use commercial center, schools and parks. Lowry is designed to blend with surrounding neighborhoods while providing walkable streets with easy access to parks, schools, and businesses. Single-family homes range in price from $250,000 to over $2 million. Touches of the former base remain in two enormous hangars (one is now an aviation museum), as well as the ingenious reuse of some base buildings and an old power plant for apartments and lofts.

The base was announced for closure in 1991, and some early planning got off to a rocky start. Under a federal law in place at the time, homeless providers received priority in access to surplus military base housing, and initial plans to construct a concentration of low-income housing were met with strong neighborhood opposition. That’s when REALTOR® Kathleen Ruby, who lives across the street from the base, got involved. She started to attend some of the many committee meetings that are a hallmark of the Lowry redevelopment process. “We used to call the place where we met the ‘house of pain’ because we went there so often,” says Ruby. “But things have calmed down a lot.”

Those initial plans changed considerably, as complex agreements were made to disperse housing for homeless and low-income individuals through the metro area. Affordable housing within Lowry is now mixed with market rate units so the two are indistinguishable. Both agents now spend time educating their neighbors and potential homebuyers about how well the affordable units fit into Lowry’s remarkable range of apartments, condominiums, townhomes, luxury homes, and lofts.

Lowry’s coordinated redevelopment effort means there are many factors ‘selling’ the neighborhood. For example, the LRA and local homebuilders sponsored a “Parade of Homes” in 1998 that drew 150,000 people and marked the beginning of Lowry’s success. Social events aimed at new residents and neighbors helped build community as the first buyers moved in.

Education and information are important assets that REALTORS® have brought to the redevelopment process. While Ruby does not sell much inside Lowry itself, she says her involvement has elevated her profile in the neighborhood. And she says early on, it was important to calm rumors that threatened to deflate home values in the adjoining neighborhoods. “Our job as REALTORS® is to keep people from shooting themselves in the foot by spreading rumors. REALTORS® can be a voice of reason.”

A half-dozen committees meet regularly on all aspects of the redevelopment; both Dayoub and Ruby have sat on them or at least attended their meetings. Dayoub says her extensive knowledge about what is next with the complex development is an important strength she brings to her clients. “I know the product, and the product is Lowry. It is a huge factor in my business.” She publishes a newsletter, Lowry Living, and a website, www.lowrylifestyle.com, that give updates on the complex development, and even a list of upcoming committee meetings. Ruby and Dayoub say they realized they could bring knowledge to the table that others don’t have — such as an understanding of what features are popular and selling in the real estate market. Both say their involvement has paid off, as they’ve watched home values climb and happy homeowners proliferate.

www.lowrylifestyle.com
Mike Couch is now a successful REALTOR® in Lawrence, Indiana. But back in 1991, he was on the other side of the fence when Ft. Benjamin Harrison was put on the BRAC closure list. Couch was a major in the army and served as the base closure officer, overseeing the shutdown of a thriving army base as the community decided what to do with the land. When he left the army he stayed with the transformation, working for the local redevelopment authority. And in 1997, he started working in residential real estate. “This is how I cut my teeth in real estate – my involvement in the Fort is really where I got into this,” says Couch. “It evolved from taking a few clients, to becoming a NAR member, to opening my own real estate consulting company.”

Ft. Harrison once occupied about 2400 acres in the middle of Lawrence, Indiana, an incorporated bedroom community on the outskirts of Indianapolis. While the loss of the base was initially devastating to the local economy, the Fort had a lot to offer. It was home to the largest undeveloped forested area in northern Indiana, and the distinctive red-and-white Colonial Revival base buildings and officers’ quarters dating from the 1910s were attractive and ready for reuse. It is also in a part of the Indianapolis urban area experiencing strong growth.

Couch says some real estate professionals saw this potential right away, but did not understand how much patience was needed. “I had many REALTORS® show up in ’92 at the base with their cards in hand, and they wanted to show the property to their clients. But we were not ready to deal with them. Some became discouraged and went away and never came back.” Once the Ft. Harrison Reuse Authority (FHRA) was established, a public planning process was launched – and a Base Reuse Plan was submitted to the Army in 1994. The flag was not lowered on the base until 1996, and late that year the FHRA received about 550 acres through an Economic Development Conveyance. The FHRA was ready to sell the first property to the private sector in April 1997, and still holds about 100 acres.

The reuse plan finalized in 1994 sought to build on the existing assets of the site, and called for conveying 1700 acres to the state to establish a state park. While some business interests resisted preserving so much land from development, the park quickly turned into one of the FHRA’s best marketing tools, according to Lynn Boese, who was head of the FHRA from 1998 to 2005. “The park was a good selling point,” says Boese. “We had a lot of businesses who came out there to relocate – they could come out, run at lunchtime, or be at their first tee on the park golf course in 5 minutes. It was an amenity that we used to sell the sites.” Other existing amenities that were preserved included a physical fitness facility that was leased to the YMCA, and the military PX and Commissary.

The historic Officer’s Quarters were among the first properties to sell, and other buildings in the designated historic district, including stables and schools, were adapted as condominiums or for office and retail space. Three developers built new homes, including structures that match the historic look of the base, as well as a subdivision of modern detached homes. The reuse authority wanted to avoid burdening local schools with the...
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development, so encouraged housing types that appealed to buyers without children. In all about 700 homes are now occupied, ranging from historic homes worth $800,000 to market-rate and senior apartments, and about one million square feet of new commercial and residential real estate has been added to the market so far.

The final step in redeveloping the base is creation of the new Village Center on land still held by the FHRA. Late in 2005 the FHRA revisited the original Master Reuse Plan, using focus groups and meetings to involve stakeholders – including real estate agents. The current Executive Director of the LRA, Ehren Bingaman, says that housing is critical to plans to create a true downtown. “Suburban communities typically don’t have a center. In order to create this vitality, we need to add anywhere between 800-1000 residential units.” The plan calls for creating apartments above retail, stacked condominiums, and townhouses. “In Central Indiana, the townhouse equity ownership model is really taking off. People want that maintenance-free living.”

Mike Couch is so enthusiastic about what he has learned about mixed-use development through his experience at Ft. Harrison that he has established his own development company and is now developing property in the historic district in downtown Indianapolis. He estimates that he has sold more than 70 properties on the old Ft. Harrison grounds, worth about $30 million.

He has three pieces of advice for real estate professionals involved with closing military bases. First, “Get in early, don’t expect a sale, and make yourself available to help.” That means volunteering to serve on committees with the redevelopment plan. Once the plan is complete, Couch says agents should “evaluate their own skill set, and look at their client base: can they bring clients to the redevelopment authority?” and third, agents should stay involved as there are always opportunities for resales. Couch notes he has now been involved on the base for 13 years, and says he feels fortunate to have seen the process through from the beginning. “I’ve been lucky. It is an education and I learn every day.”

Patuxent NAS Maryland

The Patuxent River Naval Air Station in rural Maryland grew significantly in the 1990s, in part because of the transfer of the Naval Air Systems Command headquarters from the Washington DC metropolitan area, 65 miles away. The number of military personnel, civil service employees, and contractor employees at the base has grown from about 12,000 to more than 17,000, making the base the largest employer in the community. Through the expansion, the Navy has worked to preserve natural and historic resources in this area along the Patuxent River and the Chesapeake Bay.

REALTOR® Tim Wood sells homes and has watched St. Mary’s County grapple with the growth of the local population and the activities on the base. Home prices have risen as more higher-paid workers have come into the area looking for housing, causing a shortage of affordable housing. At the same time, older housing that was in a noise and accident potential zone near the end of an expanded base runway was purchased by the County with state help – and torn down. Even though housing stock was lost, Wood says the end result was positive. “As part of the process, new housing has been and is being developed outside that zone. The net effect is an upgrade in the quality of local housing, and a diminution of the risk of an airplane falling out of the sky.”
Less than ten years after it closed, it seems the Naval Training Center in Orlando, Florida is already a distant memory. Once isolated by a perimeter fence and just two entrances, the 1100 acre property is now the site of a growing mixed-use community with a system of parks and lakes, as well as seamless connections to surrounding neighborhoods. Houses, condominiums, and the many other types of housing available in the renamed Baldwin Park are hot properties. They are selling faster than other nearby new developments – and at a premium.

When the Naval Training Center was slated for closure in the 1993 round of BRAC, the re-integration of this property began with meetings – dozens of them. The Base Reuse Commission, formed by the city, held meetings and workshops to find out what residents wanted out of the property. Eventually, a plan emerged: one that envisioned creation of a main street, public parks, and variety of housing close to retail outlets and office space.

“This was a shocking amount of land for infill development, and a fabulous location,” says David Pace, the Managing Director of Baldwin Park Development Company, which was chosen to develop the entire site. The first step was the expensive demolition of 256 existing buildings and 25 miles of road. But the company believed the ultimate value of the property was immense, in large part due to its proximity to downtown Orlando, just 2.5 miles away. The developer ended up intensifying the mixed-use aspects of the original vision, while increasing spending on infrastructure improvements. “The community vision was incredibly useful. Since it called for the mixed use, I didn’t have to apologize [for intensifying the development].”

The intensive public process also helped the city convince sometimes skeptical neighbors to open new street connections through what had been an isolated complex. “With the base gone, there was an opportunity to reconnect the city, reconnecting and extending residential neighborhoods,” says Orlando City Planning Director Dean Grandin. “There was some resistance by some residents, fearful of a huge amount of traffic. But by reconnecting the streets, we actually reduced the traffic load.” The new neighborhood has been connected to its neighbors with 32 new intersections. Now, existing housing in adjacent neighborhoods are experiencing rising property values.

When he heard about the plans for redevelopment so close to downtown, REALTOR® Jeff Clark thought “This is going to be a goldmine for my business.” He and his wife, also a REALTOR®, bought in...
Beyond the Fence

The site provides a very wide range of market rate housing, as well as a retail center and office space, constructed by several different builders. But all must conform to the community vision. “We have incredibly rigorous, almost heavy-handed architectural standards,” says Pace. “That’s what allows us to have apartments in the same neighborhood and on the same street as luxury homes.” By 2008, Baldwin Park will feature about 4,000 homes, from multi-million dollar mansions to market-rate apartments. Obligations under BRAC to provide for homeless shelters were fulfilled by making a $3 million payment to an Orlando homeless provider to be spent elsewhere in the city.

Clark and his wife sell plenty of property in Baldwin Park – at least 65 homes to date. Clark has been able to work cooperatively with the development company and homebuilders on sales, often serving as a buyer’s broker. Pace says his team has purposely welcomed independent brokers in to help sell homes. “With a project with a duration of eight years, we knew the buzz would eventually wear off,” says Pace. “We need to sell the old-fashioned way, which is very REALTOR®-intensive.”

Clark says even at this early stage there have been plenty of resales, and he enjoys showings that involve far more than the house. “I’ll take people around and show them the whole development, the park, new sections being developed, the pool, the workout rooms, and tell them about neighborhood parties. A lot of times you are just selling a house, but selling Baldwin Park is selling a neighborhood, a lifestyle as well as the house.”

“There was some resistance by some residents, fearful of a huge amount of traffic. But by reconnecting the streets, we actually reduced the traffic load.”

K.I. Sawyer Air Force Base Michigan

“W e were told by community leaders to burn down the houses – to have the fire department come out and burn down a few each week for practice.” Tom Rumora, former director of the K.I. Sawyer Base Conversion Authority, recalls early debates over what to do with 1,600 units of military housing on this former Air Force Base in the sparsely populated Upper Peninsula of Michigan. “They said no one is going to live there because these are ticky-tacky military houses that are too close together, and that don’t meet any codes.”

K.I. Sawyer Air Force Base closed in September of 1995, an enormous blow that instantly removed 788 civilian and 2,354 military jobs from this rural area. The base is 20 miles outside of Marquette, a city on Lake Superior with a population of about 20,000. Plans for reusing the base were initially handled by a reuse authority appointed by the Governor, but eventually Marquette County took over, receiving property from the Air Force while working in cooperation with the townships around the base.

Parts of the self-contained 5,000-acre property were clearly valuable – the County took possession of the airfield and moved its airport to Sawyer. A no-cost Economic Development Conveyance allowed the county to help a few other businesses open early on base property, including a high-tech sawmill. And even before the County received property from the military, developer Bill Pesola made an agreement to
keep the base bowling alley, officers’ club, golf course and other attractions running during the transition.

Few saw any value in the deserted military housing, which dated from the 1950s and 60s – an assessment placed the homes’ value at a negative $2.5 million because it was assumed they would need to be torn down. The base reuse plan completed in 1994 and endorsed by the county in 1997 included demolition as an option. But Rumora, Pesola and a few other leaders saw the potential to reuse the housing and rebuild an entire community.

Pesola took early possession of 300 units from the County and renovated them for rental and sale at very reasonable prices. “I went to every real estate company in Marquette to ask them to partner with me. I could find no one; they were not interested,” recalls Pesola. But the redevelopment was successful, and soon other developers – and real estate professionals – began to step in.

Chris Cosco had served at the base and returned to the Upper Peninsula in 2000 after his tour of duty ended. He rented one of the homes on the base and was drawn into real estate when he saw the plans to develop a new community. “They created a whole market that didn’t exist, by selling the houses at between $29 and $40 thousand to start. There wasn’t anything out there like that. I saw it was going to be very successful.” Cosco became a REALTOR® and his first job was helping one developer sell a batch of detached, three-bedroom, 1.5 bath homes. Remodeled units were sold for $40,000. Other units were freshened up with little more than a new coat of paint and went for as low as $29,000. He recalls their wild popularity. “You could buy a house for what people pay to purchase a car. A lot of retirees bought them as second homes. We were selling ten, twelve, fifteen homes in a weekend.” Local residents who had been living in substandard housing also snapped up the homes.

Even with the demand, the developers kept the initial selling price low in order to fulfill the community goal of getting the housing back into use. Pesola attended the meetings of the K.I. Sawyer Base Conversion Authority, and worked with real estate professionals and the County to stagger the availability of new homes to prevent a flooding of the market. About 3,000 people now live on the former base, which supports about 1,650 new jobs. Rumora is convinced that reusing the housing was essential to building a new community.

“By having residents, the community can now can support restaurants, daycare, and churches,” says Rumora. “The school thrived instead of dying. That’s why this is not just a real estate deal. It is a community with all of the interconnections, the factors that make up a community.”

Cosco says because he lived on the base when it was an active installation, he could see its potential to become a town again. He says his first experience in real estate taught him, “You’ve got to have patience. And price your product. If you can create a market, you are going to have a success.”
Ft. Riley Kansas

Fort Riley, in the Flint Hills region of Kansas, is expected to grow by more than 9,000 soldiers over the next six years. The growth is expected to bring an estimated 30,000 to 35,000 new residents to an area with a population of about 107,000. Particularly affected are the nearby towns of Junction City and Manhattan. Part of the growth is due to a BRAC decision, but the Fort is also becoming the new home base of the First Infantry Division, “The Big Red One,” which has been stationed in Germany.

“What we’ve tried to do is make sure that the city managers are fully informed and understand the footprint and the growth pattern,” says John Armbrust, the Executive Director of the Governor’s Military Council. “Then we are working with developers, builders, and real estate agents to start to take care of that growth.” Well before the BRAC decision, the state’s Lieutenant Governor, John Moore, organized a broad-based task force to plan for the expected growth. Representatives from the military, state agencies, and local decision set up five subcommittees: schools, childcare, transportation, workforce needs – and housing.

The task force set a target of increasing new home starts in the region from about 500 annually to close to 6,000 in the two-year period of 2005-2006. Junction City and Manhattan are helping to get things moving by having developers build roads, sewer lines, and other infrastructure to support the new housing. That will save the 3 to 4 months the cities usually take to solicit independent bids for making such improvements.

The region has also completed a Joint Land Use Study (JLUS) to anticipate any future encroachment issues for the base. The cities and counties are now working to incorporate the JLUS recommendations into their plans. The region does not require disclosure, as encroachment has not been a problem to date, but the study recommends considering a requirement for disclosure statements.

Local REALTORS® have been involved on the Task Force subcommittees and play a critical role in helping families get settled as they begin to come into the region. Joe Sexton, an Associate Broker at Coldwell Banker, is taking the changes in stride. “I expect it to work reasonably well. We’ve been dealing with the military forever; there is just more of it this year.” Sexton notes that housing availability at an affordable level for incoming soldiers (below the $150,000 price range) is tight, but the new houses are starting to fill the need.

The region has set up a one-stop website for arriving military families, the ‘Fort Riley Connection,’ which provides information on housing, education and jobs, including a listing of local real estate professionals.

http://www.fortrileyconnection.com
Tom Duckett lives in a high noise zone near the Oceana Naval Air Station at Virginia Beach, Virginia. He routinely sells homes that are affected by the roar of jets into and out of the base. “The noise does affect some people, but that’s the reality of living near the base,” says Duckett. “BRAC is another thing altogether. The uncertainty has been having an impact.” Duckett attributes a slowdown in sales since August 2005 partially to the BRAC 2005 Commission recommendation that Oceana could face closure.

The Commission said that encroaching housing and commercial development are harming the mission of the base – and recommended moving the base operations to Florida if encroachment does not stop. The Commission gave Virginia Beach and neighboring Chesapeake Virginia a specific list of steps they must take to stop and roll back such development near the base.

The recommendation was the culmination of decades of tension between the base and the growing communities that surround it. Oceana flies fighter jets out of the main base and conducts ‘touch-and-go’ practice runs at nearby Fentress Airfield in Chesapeake. The Navy says the communities have allowed too much development in high noise and accident potential zones. Virginia Beach argues that the Navy redrew the noise and accident potential zone maps to include thousands of existing homes. Elected officials have resisted the Commissions’ call to condemn 3,400 homes, but have taken many other steps recommended by the Commission.

A few years ago a Joint Land Use Study (JLUS) was launched with the military to find ways to reduce the conflict. The study was in part spurred by about 3,000 lawsuits against the Navy complaining about the noise. The Hampton Roads REALTORS® Association was invited to participate in the meetings. “We were asked to provide economic data on how property might have been affected by the proximity to the base,” says Rob Bradham, Government Affairs Director. “They asked for our advice on things our industry would agree to do to help solve the problem of people seemingly not knowing they were buying a house in a noise zone where their quality of life would be affected.”

Virginia Beach argues that the Navy redrew the noise and accident potential zone maps to include thousands of existing homes.

The members of NAR in the region (about 70 percent of all real estate agents) have been voluntarily disclosing the noise and accident potential zone status before sales and in contracts for 15 years. The Association distributes maps showing the noise and accident potential zones, as well as a disclosure addendum and other information. Its contract language was used as the model when the Virginia legislature made disclosure mandatory in 2005.

The Hampton Roads REALTORS® Association analysis found that noise has not significantly affected property values, and it agreed with the city that condemning thousands of homes was not necessary. In noise zones, Virginia Beach requires new houses to include noise abatement, including triple-paned windows and insulation.

REALTOR® Tom Duckett says when it comes to making a home buying decision, people moving locally have already come to terms with the potential for jets to rattle windows in the middle of the night. Newcomers need a little more education,
particularly in the way sounds seem magnified at night. “I tell them to go out [to the development] at night, park their car, and roll down the windows. Some choose not to buy, and some say the noise is not a problem.” Duckett sees the uncertainty over the future of the base as the bigger problem. “People want to invest in brand-new home, but they don’t want to then find out that a major employer is going to leave town.” He urges agents in other areas facing encroachment to participate in their local REALTORS’ association and to “just try to push your city to listen to what the base has to say” in solving problems.

Bob Sutherland of Realty Consultants took part in the JLUS study, but he sees a limited role for residential real estate agents. “The builder and developer groups are the ones that are a little bit more on the front lines,” says Sutherland. “I think we’ve done what we can do here. Now it is up to the Navy and the city to walk that fine line to try to keep delicate balance together and retain Oceana and not stomp all over everybody’s property rights.”

The final decision on Oceana’s future was still pending when this publication went to press.

“People want to invest in brand-new home, but they don’t want to then find out that a major employer is going to leave town.”
MCAS Beaufort South Carolina

The small coastal community of Beaufort, South Carolina is host to the Beaufort Marine Corps Air Station – with two runways and seven squadrons of Marine and Navy fighter planes that train out of the base. Beaufort County has consistently been among the fastest growing counties in the state. Yet the base has reduced noise complaints from about 65 per year to just 8 in 2005.

Disclosure of potential noise problems to property owners was an early strategy at the base. A 1981 lawsuit about noise at Beaufort resulted in the creation of ‘aviation easements’, which give the military the right to fly over a property. Beaufort County and the City of Beaufort have required disclosure of military encroachment issues at the closing table since the mid-1990s. But since then, the base, the state, and the local jurisdictions have done much more to address encroachment.

“There are the people out there that are our link to the property owners and future property owners... we have 13,000 families and they buy homes.”

Because development in the area is mostly resort development, we’re getting a lot of pressure to change the way we do business but we can’t do that. That is the basic purpose of my job,” says Bruce Jackson, Community Plans and Liaison Officer at MCAS Beaufort. The CP&L office is one of the innovations that has helped cement the working relationship between the base and the community.

In a deal brokered by the conservation group the Trust for Public Land, the county and MCAS Beaufort have split the cost of purchasing development rights for about 69 acres of land affected by base operations. The deal was one of the first of its kind. The county funds came from the Rural and Critical Lands program, an initiative supported by a $40 million bond approved by voters in 2000. The purchase restricts the land to farming and passive recreational uses.

The county as well as the cities of Beaufort and Port Royal also participated in a Joint Land Use Study with the base. Recommendations of the study included creating consistent zoning regulations across jurisdictions, and encouraging cluster development that would leave large areas of open space.

The Beaufort County Association of REALTORS® sat on the JLUS implementation committee and has been supportive of the military mission. The state and the Beaufort NAR chapters each contributed $5,000 toward the effort to ensure that Beaufort did not appear on the 2005 BRAC closure list.

Jackson has worked closely with the chapter, providing it with 10,000 folding maps marked with noise and accident potential zones for distribution to homebuyers. In the past Jackson also conducted extensive outreach, bringing a uniformed pilot along to meeting with REALTORS® about the needs of the base. “They are the people out there that are our link to the property owners and future property owners,” says Jackson, who says the base is a primary economic engine of Beaufort that provides most of the middle class for this small community. “I will remind them we have 13,000 families and they buy homes. That’s all you have to say.”
Real estate professionals in communities with military bases undergoing change can apply their skills to benefit the broader community.
LESSONS LEARNED:
Points for REALTORS® who want to make a difference

The case studies in this report reveal a few general lessons for successful redevelopment of military bases, as well as some suggestions on what REALTORS® can contribute as their communities through a base closure, realignment, or encroachment problem.

Careful planning ultimately adds value. Careful planning and close oversight results in high-quality neighborhoods that provide many amenities far beyond the property line. Developments that set aside significant land for parks, such as KI Sawyer and Ft. Harrison, experienced high housing demand. Design standards such as those used at Lowry and Baldwin Park have ensured the developments’ popularity while allowing very different housing types to successfully share space, and ease the transition to commercial areas.

Base reuse provides an opportunity to create new markets, and new communities. Many base redevelopments do far more than release land for development. The large plots of land and requirement for community participation can result in innovative new communities that mix housing with retail and other uses, creating high-quality neighborhoods that offer lofts, townhomes or other housing types that may be rare in the area. Fort Harrison, Indiana provided unique historic homes, and also new townhomes close to a new town center – quite different from the prevalent suburban development pattern. K.I. Sawyer provided low-cost housing that became popular second homes.

Housing is has an important place in redevelopment. Existing base housing is often the first component that can be renovated and converted to civilian use.

This is valuable even as an interim step before a plan is finalized. New housing can also be the first part of a reuse plan that includes the longer-term goal of creating a new retail or employment center.

What REALTORS® can contribute
Real estate professionals in communities with military bases undergoing change can apply their skills to benefit the broader community. Perhaps the most important contribution REALTORS® can make to any base issue is through their direct link to homeowners. In base reuse planning, they can help planners understand what will sell, and they can help existing homeowners understand what is planned and how it may affect their property values. In dealing with encroachment issues, real estate professionals are the people who tell potential homeowners about how the base may affect their home and their quality of life.

Base reuse

Get involved with the Local Reuse Authority. The base reuse planning process is complex, but most LRAs have set up committees or workshops that will help REALTORS® learn about and contribute to the planning process.

Help ensure a realistic reuse plan. The most successful base reuse plans build on existing assets of the base and the community – and are firmly grounded in a realistic assessment of the local economy and market. This is especially critical as communities often must offer the military fair market value for the land. Real estate
professionals can help with that market assessment, looking both at the big picture and at the specifics of what types of homes may sell.

**Squelch damaging rumors.** Redeveloping a former military base can cause high anxiety among neighbors. The uncertainty can lead to rumors about how the new uses may destroy existing home values or quality of life. Rumors may also fly around the safety of new homes in areas that may have had environmental contamination. Most of the case study communities suffered from such damaging rumors. REALTORS® who are involved in the redevelopment process can provide existing homeowners and buyers with solid, accurate information to end the rumors and ensure everyone has access to accurate information.

**Be patient.** Base reuse takes many years and requires real estate professionals to take the long view – it may be years between the initial announcement and transfer of property to private homeowners. Even once the reuse plan is in place, planning will continue. It may even require revisiting – as in the case of Ft. Harrison, which is now updating its original 1994 plan.

**Easing encroachment problems**
Real estate agents may not be making the decisions about where to build new homes or what flight paths military jets will take – but they have an important role to play. They can help make sure that base activities do not adversely affect homeowners’ quality of life, and can weigh in with elected officials on how to keep civilian activities from threatening the continued viability of the base.

**Disclose noise and accident potential zones.** Real estate professionals are often the first to tell potential homebuyers that a new home may be affected by the activities at a nearby military base. Many problems start when homeowners have made an investment without this critical piece of information – and the reality does not sink in until the jets are roaring overhead. Past experience has shown that disclosure at the closing table is too late. Real estate professionals should obtain maps of noise and accident potential zones from their local chapter, planning agency, or directly from the base, and share this information at showings.

**Participate in planning and the political process.** Real estate professionals can encourage state and local governments to address zoning and land use issues by taking part in Joint Land Use Studies, local comprehensive planning meetings, and other forums where decisions are made. For example, the actions of the state and local governments in South Carolina have created an environment that supports the tough decisions that must be made to address encroachment.

**Encourage innovative solutions that provide more housing away from the base fence.** In-fill housing and smart growth developments can help avoid the need to place new housing near base fences, while providing diverse housing types with amenities such as shops and offices just steps away. REALTORS® can let elected officials know about the growing popularity of these developments and lend their support to zoning changes and other plans to encourage these developments.

Real estate professionals with a strong interest in base closures, realignments, and encroachment problems should not hesitate to reach out and learn more. The Office of Economic Adjustment of the Department of Defense and the non-profit Association of Defense Communities are both good places to start.
Appendix

Glossary and Acronym Guide

Special terms and acronyms abound in the area of military base closure and encroachment. See the end of the glossary for additional resources.

**Accident Potential Zone (APZ):** The area immediately beyond the end of the clear zone that possesses a high potential for accidents. The potential for an aircraft accident is higher in APZ-1 than in APZ-2. In general, the only uses deemed compatible in an APZ-1 area are wholesale and manufacturing (with conditions), repair establishments and certain limited retail uses, agriculture and public rights-of-way.

**Air Installation Compatible Use Zones (AICUZ):** A DoD program designed to promote compatible development around military airfields and to protect the integrity of the installation’s flying mission. AICUZ refers to both the military planning process and the zones it establishes surrounding the base that are influenced by base operations.

**Avigation Easement:** An easement that grants the right to fly through the airspace above a property, which may include the right to cause noise or prohibit obstructions. Also referred to as an aviation easement.

**BRAC:** Base Realignment and Closure. Used to refer to both the Congressionally-appointed Commission and the base closure process.

**Care and Custody Agreement:** A contract program by a Military Department permitting the LRA to maintain the BRAC property, pending final conveyance.

**Clear Zone (CZ):** The area of highest accident potential beginning at the runway threshold and extending 3,000 feet.

**Closure:** All missions of the installation have ceased or have been relocated. All personnel positions (military, civilian and contractor) have either been eliminated or relocated, except for personnel required for caretaking, conducting any ongoing environmental cleanup, and disposal of the base, or personnel remaining in authorized enclaves.

**Day-Night Average Sound Level (DNL or Ldn):** The noise measure used to describe average aircraft noise levels over a 24-hour period. The DNL includes a 10 decibel (dB) adjustment for aircraft noise occurring during normal sleeping hours – between 10 p.m. and 7 a.m.

**Encroachment:** The DoD defines encroachment as the cumulative result of any and all outside influences that
inhibit normal military training and testing. The resulting land use conflicts (encroachment), can have negative impacts on community safety, economic development, and continued military activities and readiness.

**Excess property:** Any property under the control of a Military Department that the Secretary concerned determines is not required for the needs of the Department of Defense.

**Economic Development Conveyance:** A property transfer authority for surplus BRAC property that permits the property to be transferred for job creation purposes.

**JLUS Joint Land Use Study:** A cooperative local-DoD land use planning process, financed in part by OEA to reduce land use and environmental impacts on military installations and DoD missions.

**Local Redevelopment Authority (LRA):** Any authority or instrumentality established by State or local government and recognized by the Secretary of Defense, through the Office of Economic Adjustment, as the entity responsible for developing the redevelopment plan with respect to the installation or for directing implementation of the plan.

**Master Developer:** A private sector firm competitively selected by the LRA which assumes responsibility for and takes title to for the BRAC property from an impacted community.

**Military Departments:** The Military Departments are the Department of the Army, Department of the Navy, (which includes the Marine Corps), and Department of the Air Force.

**Military installation:** A base, camp, post, station, yard, center, homeport facility for any ship, or other activity under the jurisdiction of the Department of Defense, including any leased facility. Such term does not include any facility used primarily for civil works, rivers and harbors projects, flood control, or other projects not under the primary jurisdiction or control of the Department of Defense.

**National Environmental Policy Act (NEPA) Analysis:** An analysis conducted to evaluate an installation’s disposal decisions in terms of the environmental impact. The NEPA analysis is useful to the community’s planning efforts and the installation’s property disposal decisions. It is used to support DoD decisions on transferring property for community reuse.

**Property Screening** The process by which Federal agencies identify potential federal, state or local uses for “surplus” or unneeded federal property. (For BRAC property, property screening is largely conducted by the LRA.)

**Public Benefit Conveyance** A property transfer to public agencies for a specific public purpose.

**Range Air Installation Compatible Use Zone (RAICUZ):** Similar to the AICUZ program, but applies to bombing ranges.

**Realignment:** Any action that both reduces and relocates functions and DoD civilian personnel positions, but does not include a reduction in force resulting from workload adjustments, reduced personnel or funding levels, skill imbalances, or other similar cause. A realignment may terminate the DoD need for the land and facilities on part of an installation. That part of the installation shall be treated as “closed” for purposes of this part.

**Redevelopment plan:** In the case of an installation to be closed or realigned under the BRAC authority, the term “redevelopment plan” means a plan that (A) is agreed to by the local redevelopment authority with respect to the installation; and (B) provides for the reuse or redevelopment of the real property and personal property of the installation that is available for such reuse and redevelopment as a result of the closure or realignment of the installation.

**Surplus property:** Any excess property not required for the needs and the discharge of the responsibilities of all Federal agencies. Authority to make this determination, after screening with all Federal agencies, rests with the Military Departments.

**Transition Coordinator:** A military or civilian official, assigned to the BRAC facility on behalf of the Military Department and the Secretary of Defense, who is responsible for assisting the community and for expediting the BRAC property transfer for civilian reuse.

**More resources:**
Definitions from this section were selected from two comprehensive glossaries The Association of Defense Communities on-line BRAC glossary: http://www.naid.org/?p=Resource_Center_Glossary

Web Based Resources

Association of Defense Communities (ADC)
ADC (formerly NAID) has issued a number of excellent guides and reports, and issues a weekly newsletter (Defense Communities 360) on base issues for communities. Visit the “Base Redevelopment” or “Active Defense Community” tabs to reach their Resource Centers for a number of useful publications, including:

- When an Installation Grows: The Impact of Expanding Missions on Communities http://www.defensecommunities.org/?p=Resource_Center_Active

Office of Economic Adjustment
This arm of the Department of Defense is dedicated to helping communities with base issues and has put out an impressive list of useful publications. Visit www.oea.gov and click on the library tab. Highlights:

- The Base Next Door video
- Responding to Change: Communities and BRAC report and video
- Practical Guide to Compatible Civilian Development Near Military Installations
- Joint Land Use Study Program Description and power-point

Also see the links tab, which can take you to websites for many redeveloped bases. Under the programs tab, you can find listings of bases affected by BRAC or encroachment – with contact information.

HUD:

Environmental Protection Agency

Department of Defense BRAC websites
Overview site: http://www.defenselink.mil/brac/
The Army, Navy, and Air Force all maintain their own BRAC websites:

- Navy: http://www.navybracpmo.org/default.aspx

International City/County Management Agency (ICMA) has developed resources aimed a local government leaders on issues related to military bases. http://icma.org/mps/?hsid=7&ssid1=2167&ssid2=2253

National Governor’s Association Military Issues webpage http://www.nga.org/portal/site/nga/menuitem.4096192acba1c8899dceb501010a0/?vgnextoid=e98358fb74ed1010\ VgnVCM1000001a01010aRCRD

REALTOR® Commercial Alliance BRAC whitepaper Look under “commercial publications” at www.realtors.org/RCA
NAR Resources

Land Use Initiative: Free expert analysis of comprehensive plans, zoning codes, and other land use and growth management measures (including JLUS, proposed AICUZ, RAICUZ, or other BRAC-related land use matters). Available to state and local REALTORS® associations. For more information, contact Bob McNamara, NAR Government Affairs, (202) 383-1268, bmcnamara@realtors.org

Strategic Planning Program: Additional assistance to local associations that are ready to increase their involvement in land use and growth issues but need some additional help to accelerate their effectiveness. This assistance could consist of strategic planning assistance or modest seed funding that local associations could use to participate in coalitions or other purposes. For more information, contact Hugh Morris, NAR Government Affairs, (202) 383-1278, hmorris@realtors.org

Smart Growth Action Grant Program: NAR’s Smart Growth Action Grants offer up to $3,000 to implement programs and activities that position REALTORS® as leaders who advance smart growth to improve their communities. For more information, contact Hugh Morris, NAR Government Affairs, (202) 383-1278, hmorris@realtors.org