

INSTALLATION MISSION GROWTH

Community Profile

November 2009

Cannon Air Force Base (AFB), New Mexico

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Community at a Glance

Growth Management Organization (GMO):

Local Growth Management Committee

Geographic area affected by military installation growth:

City of Clovis, City of Portales, Curry County, Roosevelt County

Regional Population of affected area: 63,063 people

Top growth challenges:

- Housing
- Quality of Life
- Land Use
- Education
- Health Care and Social Services

Outstanding requirements in support of mission growth:

Project Category	# of Projects	Sum of Project Cost	Sum of Funding Gap
Education	1 or more	\$30 million	N/A
Land Use	2 or more	N/A	N/A
Totals:		\$30 million	

Mission Growth at a Glance

Growth Action:

Base Realignment and Closure (BRAC) 2005 and Secretary of Defense determination of a new Air Force Special Operations Command mission at Cannon AFB.

Personnel Baseline and Growth Projection:

	Baseline (January 2005)	Build-out Projection (FY15)
Military Personnel	3,564	4,517
Dependents	4,811	9,824
Civilian Personnel	383	468
Contractors	40	286

Source: Baseline from 2007 Community Profile, Build-Out Projection from report to Clovis City Commission by Colonel Clark, Commander, 27th Special Operations Wing, Cannon AFB

Growth Factors Affecting Community Planning: Availability of off-base housing in area communities. Land use issues in areas adjacent to military installation. Quality of life for incoming personnel.

Background

The Cannon AFB communities have a long history of supporting Cannon AFB and its men, women, and families. This was demonstrated in “Operation Keep Cannon” when the entire local area, the New Mexico Congressional Delegation, and the State of New Mexico united to show support of the U.S. Air Force and the Cannon AFB. This support has continued through the efforts to identify and bring a new mission to Cannon AFB, after the 2005 BRAC recommendations selected Cannon AFB for closure if a new mission was not identified. The Secretary of Defense and U.S. Air Force decided to transfer the base from Air Combat Command to Air Force Special Operations Command (AFSOC), eliminating the existing F-16 tactical fighter mission and bringing in C-130, CV-22, and Predator special operations missions. The new mission, the 27th Special Operations Wing, stood up in October 2007.

The cities of Clovis and Portales and the counties of Curry and Roosevelt organized a planning effort by establishing the Local Growth Management Committee (LGMC), which includes two elected officials from each of the four political subdivisions, for the purpose of providing a framework to address the changes that will impact the communities as it relates to AFSOC and its mission at Cannon AFB. The LGMC appointed a Local Growth Management Organization (LGMO) to develop a comprehensive growth management plan and to evaluate possible funding sources and alternatives to be utilized by the communities for the infrastructure and other needs created by the mission change at Cannon AFB. Individuals selected for the LGMO were selected based on their skill sets, which are aligned with the impacted areas associated with the anticipated growth. These areas included education, infrastructure development, healthcare, finance/accounting/legal, community services, military leadership, general members, and gubernatorial appointees.

All the efforts have been greatly supported by Governor Bill Richardson who appointed two members to serve on the LGMO.

A Technical Committee, which includes the City and County Managers of the cities of Clovis and Portales and the counties of Curry and Roosevelt, was named as the administrative arm in this effort. The City of Clovis was the fiscal agent to support the planning efforts of the LGMC and LGMO. A Regional Growth Management Plan (RGMP) was completed in April 2009.

Curry County is serving as a sponsor for a Joint Land Use Study (JLUS) for Cannon AFB, working with Roosevelt County and affected cities and villages.

The City of Portales is preparing a grant application to hire a Planner/Executive Director to implement the recommendations contained in the RGMP.

Implementation and Partnering Strategies

Housing

Description: Based upon the latest installation figures for projected growth related to incoming personnel at Cannon AFB, the LGMC has identified affordable housing as a primary need. Despite the recent national decline in the housing market, the cost of housing surrounding Cannon AFB has remained stable. The majority of new homes built in off-base markets in the surrounding areas have been above the affordable price range for the majority of the Airmen based at Cannon AFB. Additionally, many military personnel moving into the area are coming from areas where the housing market has suffered significantly and, as a result, they are upside down with existing house payments, complicating the sale of their existing homes and access to financing for new homes in the Cannon community.

Currently, on-base dormitories for unaccompanied Airmen are at capacity, and Cannon AFB has identified a need for more apartments, duplexes, and rental housing in the area. There is currently a shortage of rental properties within a 20-mile range of the base. Temporary lodging and extended stay facilities to accommodate the needs of construction workers at Cannon AFB is also needed.

Cannon is transitioning to base housing privatization which is impacting the availability of houses at the base. Additionally, contracts for the 200 units of 801 housing in Clovis and the 150 units of 801 housing in Portales are due to expire in 2012 and 2013, which may also impact the availability of military housing for military personnel. As the Air Force continues to hire increasing numbers of contractors to fulfill mission needs, the communities are seeing an influx of Defense contract personnel. The LGMC does not have an accurate number of expected incoming personnel associated with contracts related to Cannon AFB.

Strategy and Action to Date

To address these challenges, the LGMC created a Housing Task Force which has been meeting with Cannon AFB officials, local developers, and bankers to address the needs associated with mission growth. Local developers have been discussing scenarios to address the need for lower-cost homes, duplexes and apartments for incoming personnel. City personnel have been discussing housing developments with contractors from outside the community. However, the decline in the national housing market and financing for contractors has proven to be an obstacle for developers from outside the community.

The LGMC is currently applying for a grant through the Office of Economic Adjustment (OEA) which includes support to hire a planner to assist the Housing Task Force and the LGMC in addressing these challenges.

Health and Social Services

Description: The availability, quality, and affordability of health care in communities associated with military installations is increasingly a major issue facing military communities. As Cannon AFB downsizes its on-base medical services to military support clinics with a diminished emphasis on family medicine, it is imperative the community anticipate and support the total medical needs of Cannon AFB. In meeting with the Cannon AFB Medical Group Commander, the LGMO identified an additional need for orthopedic surgeons, psychiatrists, and emergency room physicians.

Strategy and Actions to Date

The strategy for the first year of the implementation of the RGMP is to create and organize a mental health steering group to address mental health provider support for Cannon AFB. Additionally, the regional planner for the LGMC, once hired, will be required to assist the local hospitals of Portales and Clovis in the recruitment of physicians and dental care providers.

Education

Description: Education is highly valued by today's military members and their families, as well as the Department of Defense civilian and contractor personnel who are associated with the expected force growth at Cannon. Projecting the student population has been a challenge for the LGMO and LGMC. A need was identified in the RGMP for the construction of a new middle school in the Clovis School District with an estimated cost of \$30 million dollars. State funding for school construction now looks at GEO coding (geographic information system (GIS) mapping) to establish the concentration of students and justify the assistance. Clovis schools are not currently GEO coded. The RGMP also encouraged support of the changes to the State Education Funding Formula.

By the 2014-2015 school year, the Clovis Municipal Schools will experience a growth of 1,600 students.

Strategy and Actions to Date

The Regional Growth Management Planner, once hired, will be tasked with the following:

- Provide technical support and assistance with GIS mapping of Clovis Municipal Schools (CMS) student residences to provide evidence of the need for additional classrooms and buildings associated with growth at Cannon AFB.
- Provide technical support to CMS in their acquisition of the public schools' critical capital outlay grants.
- Support changes in the State Education Funding Formula.

Land Use

Description: The Land Use portion of the RGMP recommended the creation of a Joint Land Use Study (JLUS) to address land use needs at Cannon AFB.

Strategy and Actions to Date

Curry County has taken the lead to sponsor a JLUS to address land use matters surrounding Cannon AFB. The plan will address the following:

- Analyze how the proximity of County Road R to the western perimeter of Cannon AFB affects flight operations and security.
- Identify and map current and potential future land use and air space conflicts and determine their impacts on air operations and other mission requirements.
- Assess magnitude of existing and potential land use conflicts.
- Identify potential new measures, both regulatory and non-regulatory, to encourage land use compatibility within the study area. Create an implementation plan, based on compatibility criteria, that recommends actions to address existing encroachment issues and prevents further intrusion by incompatible development and its resulting impacts on military missions and sustainability by establishing solid compatibility criteria and strong policies that can be implemented by federal, state, and local governments.

Outcomes and Achievements to Date

An OEA JLUS grant has been awarded to Curry County, and a request for proposals has been issued. Selection of a JLUS study contractor and commencement of the contract work is expected Fall 2009.

Priority Projects, Estimated Project Costs, Funding Committed, and Funding Gaps

Funding needs to address the issues of County Road R, possibly closing/relocating the road, and any related potential land acquisition recommendations are unknown at this time.

Successes/Lessons Learned

The final completion of the RGMP in April 2009 was a great success in identifying the direction the LGMC needed to go in their planning for future growth associated with the expanded mission at CAFB. Since that time Curry County has moved forward in obtaining a grant to address JLUS needs and the City of Portales is applying for a grant for a planner/executive director to implement the RGMP.