

March 2012

NAS-JRB Willow Grove Homeless Assistance Submission



Prepared for:



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NAS-JRB Willow Grove**
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Redevelopment Plan and Homeless Assistance Submission Completeness Review

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- A. OEA Designation of Planning LRA
- B. U.S. Navy Declaration of Surplus Property – NAS-JRB Willow Grove
- C. Public NOI Announcement (October 15, 2010)
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- D. Formal Outreach Letter to Homeless Service Providers and Recipient List (November 11, 2010)
- E. NOI Workshop - Sign-in Sheets (December 16, 2010)
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- M. Montgomery County/Bucks County Homeless Housing Assessment, Diana T. Myers and Associates, Inc. (March 2011)
- N. BCHG/Genesis/TRF NOI Application (March 22, 2011) and Amended NOI (April 23, 2012)
- O. Philadelphia Stand Down NOI Application (March 2011)
- P. America Responds with Love NOI Application (March 2011)
- Q. Summary Evaluation NOI Applicants
- R. HLRA Letter Requesting Additional Information from Homeless NOI Applicants (May 25, 2011)
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- T. HLRA Letter to Homeless NOI Applicants Summarizing Board Decisions (August 4, 2011)
- U. HLRA Meetings with BCHG/Genesis/TRF Attendance Sheets
- V. Site Concept Plan
- W. Advertisement of HLRA Meeting of February 15, 2012 and March 21, 2012
- X. Horsham Township Council Letter Supporting Formal Adoption of Final NAS-JRB Redevelopment Plan
- Y. HLRA Board Meeting Minutes and Resolution (March 21, 2012)
- Z. NAS-JRB Final Redevelopment Plan (March 2012)
- AA. Grim, Biehn & Thatcher letter of April 24, 2012
- AB. Montgomery County Priority Needs Summary Tables
- AC. Bucks County Priority Needs Summary Tables

HOMELESS ASSISTANCE SUBMISSION

A. INTRODUCTION

The Horsham Township Authority for NAS-JRB Willow Grove (HLRA), the OEA recognized planning LRA leading the NAS-JRB Willow Grove redevelopment planning process, is submitting the following document to the Department of Housing and Urban Development (HUD) in support of its approval of the accompanying NAS-JRB Redevelopment Plan. The redevelopment plan seeks to balance the needs of the region's homeless population, with the long-term needs of the community to create a high quality employment center and mixed-use community. The reuse master plan must also present a fiscally prudent redevelopment approach that focuses on job creation, housing, transportation improvements and preservation of open space and recreational opportunities.

The following report describes the NAS-JRB Willow Grove property and the redevelopment planning process that the HLRA has undertaken. Also included is a description of the homeless population in Montgomery and Bucks Counties and the housing services that are available through a variety of providers and agencies. The report concludes with a summary of how the HLRA and the Horsham community propose to balance of the needs of the homeless with the regional economic development and other public needs expressed by the community through the redevelopment planning process.

B. HORSHAM TOWNSHIP AUTHORITY FOR NAS-JRB WILLOW GROVE (HLRA)

1. Creation of Planning LRA

In preparation for the closure of NAS-JRB Willow Grove, The Horsham Township Authority for NAS-JRB (HLRA) was formed by Horsham Township Ordinance 2005-26 on October 12, 2005 to oversee and facilitate the creation of a Redevelopment Plan. The HLRA, Horsham Township Authority for NAS-JRB (Naval Air Station Joint Reserve Base) is a corporation established on November 7, 2005 under the authority of the Pennsylvania Authorities Act. The HLRA is located in the Horsham Township Municipal Building at 1025 Horsham Road, Horsham, PA 19044. The articles of Incorporation were filed with the Secretary of the Commonwealth of Pennsylvania on November 23, 2005.

The main base of NAS-JRB Willow Grove is located entirely within Horsham Township, Montgomery County, PA. The off-site housing for NAS-JRB Willow Grove, which was the subject of a separate declaration of surplus property by the U.S. Navy, is located in Bucks County, PA.

The Authority was created with a seven member Board but in early 2006, Horsham Township Council adopted an ordinance resulting in the Authority's Board being expanded to nine members. The Board's membership included a broad representation of affected municipalities and entities to include local and county elected officials, representatives from the local business community, the county's Industrial Development Corporation, the local school district and a local resident. In addition to the Executive Board, there are five subcommittees including Reuse Planning, Economic Development, and Environmental, Housing and Homeless and the Bucks County Housing committees.

The HLRA was designated by Department of Defense's Office of Economic Adjustment (OEA) as the legally recognized Local Redevelopment Authority (LRA) on March 10, 2006 (Attachment A). All attachments to this homeless assistance submission are contained on an accompanying CD ROM entitled, *NAS-JRB Willow Grove Redevelopment Plan and Homeless Assistance Submission*.

2. Property Surplus Decision Timeline

In 2005, the decision was made by Base Realignment and Closure (BRAC) Commission to close NAS-JRB Willow Grove. By federal statute, NAS-JRB Willow Grove was to be declared surplus in June 2006. However, there was a delay in the closure process until September 16, 2010, at which time the Navy issued a declaration of surplus for the subject property. This was the federal government's first official declaration of the NAS-JRB Willow Grove property as surplus under BRAC 2005 (Attachment B).



This delay was initiated through the passing of special legislation at the request of former Pennsylvania Governor Rendell, to allow for the creation of a Joint Interagency Installation (JII). However, in November 2009, the Governor was forced to withdraw support for the proposed installation, which would have been the nation's only state-operated base to provide national defense, homeland security, and emergency preparedness operations. With state revenues contracting due to the severe economic recession of 2009, the Governor informed the U.S. Secretary of Defense that the Commonwealth would not be taking ownership or title of the installation and suggested the property be retained by the Department of Defense. This decision terminated the Joint Interagency Installation, which resulted in the base being re-declared surplus property under BRAC. In addition, approximately 45.4 acres of surplus property was ultimately transferred by the U.S. Navy to the U.S. Air Force to be added to the existing U.S.A.F. Reserve Center (now known as the Horsham Air Guard Station) at the far northeast portion of the property.

Prior to Governor Rendell's decision on the Joint Interagency Installation (JII) and the final declaration of surplus in September 2010, the HLRA was involved in two other BRAC 2005 actions. The first one in May 2006, involved the Horsham Memorial U.S. Army Reserve Center on Easton Road in Horsham, PA. There were no Notices of Interest (NOI) submitted by qualified homeless service providers for the property associated with the Horsham Memorial U.S. Army Reserve Center. The approved Horsham Memorial USARC Reuse Plan (July 2007) calls for the property to be conveyed to the Hatboro-Horsham School District via a public benefit conveyance through the U.S. Department of Education. The second surplus property declaration in January 2009 involved the NAS-JRB Willow Grove off-site housing in Bucks County, PA. The off-site housing consisted of two non-contiguous land parcels. The approved Redevelopment Plan and Homeless Assistance Submission for the NAS-JRB Willow Grove Off-Site Housing includes a 2.54 acre parcel in Ivyland Borough to be conveyed to the Bucks County Housing Group and a portion of the Shenandoah Woods Housing Area to the Aldie Foundation via a homeless assistance conveyances. A portion of the off-base housing area will be conveyed to Warminster Township via a public benefit conveyance through the U.S. Department of the Interior with the remainder to be sold via a negotiated sale with the Bucks County Redevelopment Authority.

C. OUTREACH TO HOMELESS SERVICE PROVIDERS

1. Public Notice

As required by law, a formal Notice of Availability of Surplus Federal Property to State and Local Eligible Parties, including Homeless Service Providers was published by the HLRA on October 15, 2010 in the Pottstown Mercury, the Reporter, Courier Times, and Intelligencer, the largest circulation newspapers for Montgomery and Bucks Counties (Attachment C). The advertisements and supporting documentation indicated that a workshop would be held on December 16, 2010. The public notice solicited the interest of local public agencies, homeless service providers, and nonprofit organizations/institutions in the submission of notices of interest (NOI) for portions of the surplus property known as NAS-JRB Willow Grove.

2. Direct Outreach to Homeless Service Providers

Outreach to area homeless service providers, as well as potential Public Benefit Conveyance (PBC) recipients, was provided through a combination of public notice postings, public informational meeting and personal tours of the surplus property. The list of area providers that were contacted, via certified mail, was obtained from the local HUD regional field office and included (Attachment D):

- American Red Cross, Lower Bucks Chapter
- Bucks County Department of Community & Business Development
- Bucks County Housing Authority
- Bucks County Housing Group
- Bucks County Office of Employment & Training
- Bucks County Planning Commission
- Bucks County Workforce
- Community Action Dev. Commission-Montgomery County
- Community Housing Services, Inc.
- Family Services of Montgomery County
- Hedwig House
- Indian Valley Opportunity Center
- Keystone Opportunity Center
- Laurel House
- Mental Health Association of Southeastern PA
- Montgomery County Department of Housing/Community Development
- Montgomery County Mental Health Program
- Penn Foundation
- Penn del M/H Center, Inc.
- Salvation Army Norristown
- Salvation Army Pottstown

3. Other Organizations

Additional organizations contacted via certified mail:

- Montgomery County - Office of Commissioners
- Bucks County - Office of Commissioners
- Governor, Commonwealth of Pennsylvania

4. Governmental Jurisdictions Involved in the Redevelopment Plan and Homeless Assistance Submission

The following governmental jurisdictions were involved:

- Horsham Township, PA
- Bucks County, PA
- Montgomery County, PA

5. Informational Meeting

On December 16, 2010, the aforementioned public informational meeting was held at the Horsham Township Community Center. This meeting was attended by 40-50 members of the community, including a number of homeless providers and other social service advocates. The list of attendees is illustrated on the sign-in sheets (Attachment E).

A *BRAC 05 LRA Outreach Process* presentation (Attachment F) was given at the public informational meeting that addressed the following topics and points of information:

- Summary of BRAC 05 Process and Planning
- HLRA's Role
- Public Outreach
- Redevelopment Plan
- Department of Defense
- Public Benefit Conveyance Guidance
- Surplus Property Background
- Environmental
- Utilities

Attendees of the informational session were provided with a Notice of Interest (NOI) Application Packet for Homeless Service Providers and Public Benefit Users (Attachment G). This packet contained the following items:

1. NOI Instructions
2. Declaration of Surplus Property
3. OEA Letter of Recognition for HLRA
4. HLRA NOI Solicitation
5. Contact Information
6. HUD Guidelines
7. Public Benefit Conveyance
8. Property Data
9. Environmental Condition of Property
10. Personal Property Inventory

Led by HLRA Executive Director Michael McGee, the group then departed for an hour-long bus tour of the NAS-JRB Willow Grove property. Roughly 50 people toured the base and were able to view the facilities up close and to get a sense for the layout of the property. The attendees represented numerous public agencies and non-profit organizations. The deadline for proposal submission was announced as March 22, 2011 in the NOI Packet (Attachment G).

6. Description of Outreach Efforts

NAS-JRB Willow Grove was a vital part of the Horsham community for nearly seven decades and its closing will have a profound impact on the region, as will its redevelopment over the coming decades. In 2011, the HLRA spent the year conducting a massive public outreach campaign to hear comments, suggestions and opinions about the reuse of the base from a broad spectrum of residents, business owners and local and regional stakeholders. The community responded with hundreds of comment cards, emails, and letters.

The following initiatives were implemented to ensure a transparent process:

- Publicly-announced monthly meetings
- HLRA Website (updated daily)
- E-news alerts (volunteer sign up to receive meeting notices, agendas, meeting minutes, etc.)
- HLRA Branding/Image Development
- Media Relations
- Articles and editorials in the local newspapers
- Meeting overview on Horsham Township government access TV channel
- Community and business group presentations
- HLRA Outreach Office
- Outreach Workshop
- Community Design Charrette
- Public Forum for Base Reuse Alternatives

The HLRA has ensured that its process to generate the NAS-JRB Willow Grove Redevelopment Plan and Homeless Assistance Submission has been a transparent process in which input from the general public and affected parties is fully considered. Each of the communication and outreach strategies listed above has been instrumental in the development of the NAS-JRB Willow Grove Redevelopment Plan.

D. HOMELESS POPULATION WITHIN THE VICINITY OF NAS-JRB WILLOW GROVE

NAS-JRB Willow Grove is located in Horsham Township in Montgomery County, Pennsylvania. However, the site borders the Bucks County line to the east. Due to its location, the NAS-JRB Willow Grove property is considered to be in the vicinity of both Montgomery County and Bucks County population centers. There are currently 61 non-profit social service organizations and government agencies that participate in the Montgomery County Continuum of Care (CoC) process. Bucks County contains 48 such agencies. These agencies provide a variety of services to the homeless community, and represent a wide array of institutions, agencies, private companies, faith-based organizations and homeless clients.

1. Estimated Size of Homeless Population

The Point-in-Time (PIT) count of the homeless population is a one-day, statistically reliable, unduplicated count of sheltered and unsheltered homeless individuals and families in Montgomery and Bucks counties. Conducting a PIT count is required by HUD, which provides a tally of who is homeless on a given night as well as a snapshot of who experiences homelessness throughout the year. This count helps determine how well existing services are meeting demand and also provides a basis for securing local, state, federal and other private funding sources.

The most recent PIT count for Montgomery County was conducted by the Montgomery County Continuum of Care on January 27, 2010. A total of 428 family members and individuals were identified as experiencing homelessness either in the County's emergency shelters, transitional housing, or they were classified as unsheltered. Of these, 60.3% (258) were family households, 36.9% (158) were single individuals and 2.8% (12) were living in households with only children. This information is contained in the Montgomery County Consolidated Plan (Attachment H). The point in time count for Bucks County indicated that on January 28, 2010 there were 474 total people identified as homeless. Of this total, 64.3% (305 people) were in family households and 35.7% (169 people) were classified as individuals. This information is contained in the Bucks County Consolidated Plan (Attachment I).

The two counties had a combined total of 902 individuals identified as homeless on the nights of January 27 and 28, 2010. Approximately 62.5% (563) were in family households, 36.2% (327) were single individuals, and 1.3% (12) was living in households with only children.

2. Homeless Facilities

The data on homeless facilities and needs for Montgomery County was obtained from the Montgomery County 2010-2014 Consolidated Plan. The facility inventory for Bucks County was provided by the Bucks County Consolidated Plan 2009-2014. However, the Bucks County plan does not state the housing needs in terms of numbers of beds or units. As such, the homeless housing needs for Bucks County were obtained from the report entitled, Homelessness in Montgomery and Bucks Counties: An Assessment of Conditions, Resources and Programmatic Needs, prepared by Diana T. Myers and Associates, Inc. in March 2011 (Attachment J). This report was commissioned by the applicant, Bucks County Housing Group, et al., in support of their NOI submission.

- **Emergency Shelter Beds** - According to the Montgomery County 2010-2014 Consolidated Plan, there are currently 195 year-round beds. There are 23 provided for households with children and 77 provided for households without children. The report indicates that there is no need for additional emergency shelter beds in Montgomery County.

In Bucks County, there are 99 year-round emergency shelter beds. There are 81 family beds and 18 individual beds. Information provided in the Myers report indicates there is a need for 75 additional beds, including 15 family beds and 60 individual beds.

- **Transitional Housing** - Montgomery County has 11 transitional housing developments containing 232 beds for households with children, and an additional 34 beds for single adults. The report indicates no additional need for transitional housing in Montgomery County.

Bucks County Housing Group reports 433 transitional housing beds exist in Bucks County, 314 beds are for families and 119 are for individuals). There is an estimated need for 57 beds for individuals.

- **Permanent Housing** - There are ten permanent housing developments owned and operated by four organizations that are located in Montgomery County. Together they provide 155 permanent housing beds for families and individuals. Fifty-eight of the beds (37.4%) are targeted for the chronically homeless. In addition to housing, services are a part of the living arrangement for the tenants.

The Montgomery County Consolidated Plan states there is a need for a total of 148 permanent housing beds, of which 68 would be for households with children and 80 for households without children. It should be noted that the Plan states the 68 beds for households with children translates to a need of 21 units. The Consolidated Plan does not state the number of units needed for households without children.

The Bucks County Consolidated Plan 2009-2014 reported there are 44 permanent supportive housing beds (all of which are individual or chronically homeless beds). The Myers report states a need for 20 additional units for individuals with disabilities. The Myers report uses the terms “beds” and “units” interchangeably.

- **Safe Haven** – PA Housing Choices, a website sponsored by the PA Department of Public Welfare, describes Safe Haven as a form of (transitional or permanent) supportive housing that strives to reach homeless persons who have severe mental illness, provides 24-hour residence for an unspecified duration, provides private or semi-private accommodations and has overnight occupancy limited to 25 persons. This type of housing is commonly referred to as “low-demand” as individuals with addictions come directly from the street and are required to stay clean and sober, and participate in treatment programs. The Consolidated Plan indicates a need for 25 Safe Haven beds in Montgomery County. No Safe Haven beds are reported to be needed in Bucks County.

In total, there is an unmet need of 75 emergency shelter beds, 57 transitional housing beds, and 168 permanent housing beds in both counties (Table 1). It should be noted that these totals reflect the number of beds, and not housing units, that are needed. The report, prepared by Diana T. Myers and Associates, reports that **there is a need for over 123 permanent supportive housing units in both counties, not including doubled-up households**. However, that number assumes the need for 82 beds for those without children would all need to be in separate units. It should also be noted the Montgomery County Consolidated Plan states a need for 80 permanent beds for households without children, while the Myers report states a need for 82 “beds/units”.

Table 1
Homeless Facility Needs
Montgomery and Bucks Counties

County	Number of Beds				Total
	Emergency Shelter	Transitional Housing	Permanent Housing	Safe Haven	
Consolidated Plan - Homeless Housing					
Montgomery County - Consolidated Plan	0	0	148	25	173
Bucks County - Consolidated Plan [1]	n/a	n/a	n/a	n/a	n/a
Meys Report - Homeless Housing					
Montgomery County - Consolidated Plan	0	0	148	25	173
Bucks County - Myers Report	75	57	20	0	152
Total	75	57	168	25	325

Source: 2010-2014 Montgomery County Consolidated Plan, Myers Report, and RKG Associates, Inc., 2011

Note: [1] - Consolidated plan did not provide estimate of homeless housing units/beds

Information from the Montgomery County and Bucks County Consolidated Plans including Priority Needs Summary Tables (Tables 1 and 2) are included in Attachments Y and Z.

E. NOTICES OF INTEREST

1. Public Benefit Conveyance Outreach and HLRA Decisions

Outreach to interested parties considering a PBC of surplus properties operated concurrently with outreach to homeless providers. The public information meeting on December 16, 2010 also served to inform potential PBC applicants about the surplus property's characteristics, as well as the procedural requirements for submitting a NOI.

Entities interested in obtaining property through a Public Benefit Conveyance ("PBC"), other than a homeless assistance conveyance, were invited to contact the following Federal agency offices to find out more about each agency's PBC program and to discuss with the agency the entity's potential for qualifying for a conveyance of property. Federal agencies sponsoring PBC's include the Department of the Interior for parks, recreation, wildlife conservation, lighthouses, and historic monuments uses; the Department of Education for educational uses; the Department of Health and Human Services for public health uses; the Department of Justice for correctional facilities and law enforcement uses; the Department of Housing and Urban Development for Self-Help Programs; the Department of Transportation for seaports; the Veterans Administration for cemeteries; and the Federal Emergency Management Agency for emergency management purposes. A complete listing of the Federal agencies with the PBC programs with specific points of contact was made available by the HLRA in the NOI information packet (Attachment G).

NOIs for PBCs must include: (i) a description of the eligibility for the proposed transfer, (ii) the proposed use of the property, including a description of the buildings and property necessary to carry out such proposed use, (iii) time frame for occupation, and (iv) the benefit to the community from such proposed use, including the number of jobs the use would generate.

Seventeen NOI applications were received by the HLRA on March 22, 2011. The NOIs received were as follows:

- ATG Learning Academy (education)
- Acts Retirement Communities (continuing care community)
- America Responds with Love (various)
- Bucks County Housing Group/Genesis Housing Corp./TRF Development Partners (permanent supportive housing)
- Horsham Township (parks and open space)
- Horsham Township (public safety building)
- Horsham Township (roads)
- ESI Equipment (public safety)
- Hatboro-Horsham School District (school)
- Horsham Water and Sewer Authority (utilities)
- Philadelphia Stand Down (homeless veterans)
- Philadelphia Search and Rescue (public safety)
- YMCA (day care/summer camp)
- Play and Learn (childcare/early education)
- Montgomery County (airport)
- Montgomery County (park) on behalf of Delaware Valley historic Aviation Association (aviation museum)
- Bucks County Airport Authority (airport)

2. Homeless Service Provider NOIs

Of the 17 NOI's that were received by the March 22, 2011 deadline, three were received from homeless service providers, or from organizations seeking to provide services to the homeless through their programs. The homeless service proposals included: (1) Bucks County Housing Group, with partners Genesis Housing Corporation and TRF Development Partners (here-in referred to as Bucks County Housing Group et al.), (2) Philadelphia Stand Down, and (3) America Responds with Love (Attachments K, L, and M).

With the assistance of RKG Associates, Inc. and Kutak Rock, the HLRA's BRAC legal counsel, the HLRA evaluated all 17 submissions (Attachment N). Follow-up letters were submitted to each NOI applicant on May 25, 2011 seeking additional information and further clarification (Attachment O). These requests for additional information were sent to all applicants with a submission deadline of June 15, 2011. Attachment O only includes those letters sent to the homeless service providers.

During the course of the planning and outreach process, **America Responds with Love** did not respond to the HLRA's request for additional information and their NOI submission was judged incomplete. The organization notified the HLRA staff by phone that they were no longer interested in obtaining the property for homeless purposes. The **Philadelphia Stand Down** organization also did not submit all the additional information requested by the HLRA and their NOI was judged to be incomplete. The remaining homeless services provider, **Bucks County Housing Group et al.**, has remained engaged and interested throughout the planning process and submitted all information about their proposed housing development costs and operating assumptions as requested (Attachment P).

After several months of review and an opportunity for each applicant to submit additional information, the HLRA Board made the following decisions.

- **Bucks County Housing Group, Genesis Housing Corporation, and TRF Development Partners (BCHG)**

The HLRA received a Notice of Interest (NOI) from Bucks County Housing Group (BCHG), with its partners Genesis Housing Corporation and TRF Development Partners on March 22, 2011. BCHG is a non-profit social service organization that provides a wide range of housing and related social services to homeless and low income families. The primary goal of BCHG is to help clients reach the goal of permanent housing and financial stability.

The BCHG submitted their NOI in partnership with Genesis Housing Corporation, a non-profit organization that has served as a community housing development organization in Montgomery County since 1994. BCHG also partnered with TRF Development Partners, a regional nonprofit housing developer.

The proposed program for NAS-JRB Willow Grove was designed to create permanent supportive housing for McKinney/HEARTH eligible homeless families and individuals in Bucks and Montgomery County. The developers will seek to provide social services and housing specifically designed to assist homeless veterans. In total, the Bucks County Housing Group et al proposed that 105 units be created on three separate parcels. These units would provide permanent supportive housing for 34 families (including 85 residents) and 71 individuals. The request also included office space for administration and supportive services. The initial application was considered generally complete and the additional information provided by Bucks County Housing Group et al. responded to the HLRA's requests (Attachment K).

a.) Site #1 – 3 Columbia Avenue

A total of 30 units are proposed on this site. The developers are proposing 30 detached units of permanent rental housing for McKinney/HEARTH eligible individuals and households.

b.) Site #2 – Navy Lodge Facilities 109, 110, 111, 112, 660, 605, 131, and 132, Navy Exchange, and Quarters B-F

This site includes the reuse and conversion of the Navy Lodge into a 30-unit apartment building that includes 1- and 2-bedroom apartments; 2) the rehabilitation of Quarters B-F to support the permanent housing needs of five families with children; 3) the reuse and conversion of the Navy Exchange into office space for property management and social services connected with the entire homeless reuse at all three properties.

c.) Site #3 – Northwestern Corner of Maple Avenue and Easton Road

There are 20 duplex units proposed at this site.

NOI Evaluation: The NOI request was judged substantially complete and demonstrated the applicant's understanding of the project and the requirements for implementation. Given the experience of the BCHG participants, the NOI application was accepted as substantially complete.

HLRA Decision: The HLRA Board approved a motion to include the NOI in the three redevelopment plan alternatives, with the final site location, development size and method of conveyance to be determined by the redevelopment planning team and the HLRA Board at a later date.

▪ **Philadelphia Stand Down (PSD)**

The applicant (PSD) is a non-profit organization that provides services to the homeless veteran population in the greater Philadelphia area. Its primary services involve an annual three-day event where social service organizations come together to provide services and assistance to homeless and other veterans including meals, health care, referrals and assessments. The annual event serves 200-300 veterans each year and has an annual operating budget of approximately \$56,000.

PSD does not directly provide housing for the homeless; rather it serves as an important referral network throughout the year. The organization sought several properties at NAS-JRB Willow Grove, including (Attachment L):

- Buildings 43 and 22 for use as a storage facility for the annual PSD event,
- Building 172 (BEQ) for transient housing for homeless veterans,
- Building 605 (Navy Lodge) for offices for the organization and for a Veteran's Administration medical center,
- Building 601 (Reserves) for use as a 30 bed drug and alcohol detox center,
- Building 140 (Training Facility) for use as a training and education center in collaboration with area technical schools and community colleges,
- Building 635 as a motor pool and technical training program location, and
- Building 118 and the antennae farm complex for use as a facilities maintenance and supply center.

In response to the HLRA's letter requesting additional information, the applicant replied by e-mail indicating that it was attempting to meet with several prospective funding agencies and service delivery partners. It also included an estimate of the rehabilitation costs for the requested buildings that exceeded \$26 million, indicating it would be seeking loans for a portion of this cost (Attachment P). No specific operational or organizational details were provided. In addition, PSD did not demonstrate that it had contacted any potential federal sponsor as was requested by the HLRA.

NOI Evaluation: The applicant did not provide all the information requested by the HLRA and the NOI application was judged substantially incomplete. The size of the request and the complexity of the proposed services to be provided appeared to exceed the capabilities of the organization, based on its history and the information provided.

HLRA Decision: The HLRA Board formally denied the applicant's NOI request.

▪ **America Responds with Love (ARL)**

America Responds with Love is a national non-profit organization, headquartered in Wichita, Kansas, that provides a range of charitable services throughout the country. The NOI request from ARL sought three separate properties through a public benefit conveyance.

- The donation of up to 20,000 square feet of storage facilities for products donated to the organization prior to distribution to needy families and individuals,
- Between 5 and 15 acres of land on which to grow flowers and bulbs, and
- Fee ownership of 10 acres of land on which to build up to 40 single-family, owner occupied units of affordable housing for handicapped veterans and other handicapped people in need.

The applicant did not respond in writing to the HLRA's request for additional information, but a representative of ARL called the HLRA staff to inform them that he was not going to formally respond to the request for additional information, but was still interested in using portions of the base to plant flowers. He also indicated that if vacant buildings were available, he had a pool of qualified individuals to do restoration work (Attachment M).

NOI Evaluation: Based on the lack of information and the applicant's request to be removed from further consideration, the NOI application was judged to be incomplete.

HLRA Decision: HLRA Board formally denied the applicant's NOI request.

On July 27, 2011 a public meeting of the HLRA Board was held to discuss and to take formal action on all 17 NOI applications (Table 2). The meeting at the Horsham Township Community Center was attended by the HLRA Board, members of the general public and some NOI applicants. RKG Associates publicly presented its evaluation and recommendations for all 17 applications including the three homeless service submissions. The HLRA Board recommended that the *Bucks County Housing Group et al.* be included in the redevelopment plan alternatives, with the final site location, development size and method of conveyance to be determined by the HLRA Board at a later date. Formal letters summarizing the HLRA Board's decision were mailed to each applicant on August 4, 2011 (Attachment Q).

Table 2
HLRA Board Actions - NOI Submissions
NAS-JRB Willow Grove

NOI Applicant	HLRA Board Action (7-27-11)		
	Direct the consultants not to include the application in preparation of the various redevelopment scenarios	Direct the consultants to further study and attempt to include the application as they prepare the various redevelopment scenarios *	Direct the consultants to further study and attempt to include the application as they prepare the various redevelopment scenarios, however without a no or low cost PBC and not incorporate the application in the redevelopment scenarios
HOMELESS SERVICE PROVIDERS			
Bucks County Housing Group		X	
Philadelphia Stand Down	X		
America Responds with Love	X		
OTHER NOI APPLICANTS			
Montgomery County (Airport)	X		
Bucks County Airport Authority	X		
Horsham Township Parks & Recreation		X (See Note 1)	
Horsham Township Firehouse		X	
Horsham Township Easements & Roads		X	
Hatboro-Horsham School District		X	
Horsham Water & Sewer Authority		X	
DVHAA		X	
YMCA of Philadelphia	X		
Acts Retirement-Life Communities, Inc.			X
ESI Equipment, Inc.	X		
Greater Philadelphia Search and Rescue			X
ATG Learning Academy			X
Play & Learn			X

Notes:

* Location, size and method of conveyance will be determined at a later time.

1. The Board specifically directed that the parcel where the old Horsham Elementary School was located (east of Rt 611) be included in the Parks/Open Space plan.

F. OUTREACH EFFORTS AND PUBLIC COMMENTS

Another aspect of the public outreach effort included the Horsham Township Authority's monthly and other special planning meetings. Not only were these meetings open to the public, as required by law, but at each meeting, members of the public were provided the opportunity to make comments or ask questions of the HLRA board members and/or staff. Meeting agendas and minutes were made available to the public throughout the project duration. Copies of all HLRA board minutes and are available online at www.hlra.org/meeting minutes and agendas. As a matter of routine all interested parties are permitted and encouraged to provide comment on all matters to come before the Board. Thus there is no distinction between a hearing and a meeting.

December 16, 2010	HLRA Workshop and Base Tour
January 19, 2011	HLRA Executive Board Meeting
February 7, 2011	Kick-off Meeting
March 16, 2011	HLRA Executive Board Meeting
April 20, 2011	Existing Conditions Presentation
May 18, 2011	HLRA Executive Board Meeting
June 10, 2011	Community Design Charrette (session 1)
June 10, 2011	Community Design Charrette (session 2)
June 11, 2011	Open Public Viewing
June 15, 2011	HLRA Executive Board Meeting
July 27, 2011	Review of NOI's
August 17, 2011	Presentation of Land Use Options
September 21, 2011	HLRA Executive Board Meeting
October 19, 2011	Presentation of Land Use Plan Refinements
November 16, 2011	Presentation of Land Use Plan - Option D
December 21, 2011	HLRA Executive Board/Staff Revisions to Option D
January 18, 2012	Presentation of Land Use Plan - Option E
February 15, 2012	HLRA Board Meeting – Draft NAS-JRB Willow Grove Redevelopment Plan and Homeless Assistance Submission
March 21, 2012	HLRA Adoption of Final Redevelopment Plan and Homeless Assistance Submission

G. BALANCE DETERMINATION

1. Estimated Permanent Supportive Housing Need

Under BRAC and HUD regulations, the HLRA must balance the social and economic development needs of the community with the needs of the homeless in determining the redevelopment of the NAS-JRB Willow Grove property. The information from the Myers report cited above indicates a need for 123 permanent housing units in both Bucks and Montgomery counties. The NOI application submitted by the Bucks County Housing Group et al proposes that 105 of these units be located at the NAS-JRB Willow Grove property. The 105 units amount to approximately 85% of the combined identified need for said housing in Bucks County (20 units) and Montgomery County (103 units), as identified in the latest HUD approved Continuum of Care documentation.

With a 2010 population of 1.41 million, the combined Bucks County and Montgomery County region is substantially larger than the service area reasonably served by the NAS-JRB Willow Grove property. For example, Horsham Township had a population of only 26,147, or 1.9% of the region's population in 2010, while 172,000 (14%) to 310,000 (22%) people lived within a 5- to 7-

mile radius of the base. Given Horsham's suburban location, most of the region's homeless population is likely to be located farther away from NAS-JRB Willow Grove in some of the more populated parts within the region. Despite this geographic mismatch, BCHG et al. is proposing that the vast majority of the permanent supportive housing need in Bucks County and Montgomery County be met at this location. In addition, the applicant is proposing to provide an array of social services in support of the homeless population at NAS-JRB Willow Grove.

The BCHG's NOI submission also brings together two housing nonprofits (BCHG and Genesis Housing Corp.) and a private developer (TRF) for the purposes of providing permanent supportive housing. The two nonprofit organizations are part of the region's continuum of care and they are leveraging their status as homeless service providers to obtain land at no-cost so that they can attract a private development partner to assist them in developing this project.

2. Competing Interests for NAS-JRB Willow Grove

As shown in Table 3, the NOI requests for total land acreage at NAS-JRB Willow Grove equaled 188% of the estimated total of 862 acres. These requests were then balanced against the full range of future uses desired by the Horsham community. During the redevelopment planning process numerous adjustments in the land use plan were made to reach a compromise between the interests of the community and those of individual organizations. In fact, it is estimated that the total requests for land and buildings at NAS-JRB Willow Grove equaled nearly twice (1,623 acres) the actual number of acres available at the base (862 acres).

Table 3
Total Requested Land Acres - NAS-JRB Willow Grove
NOI Requests

Submitting Organization	Acres Requested	Desired Use
Montgomery County	540	Public general aviation airport
Hatboro-Horsham School District	60	Future educational needs to enhance services provided and replace aging and/or inadequate facilities
Montgomery County on behalf of Delaware Valley Historical Aircraft Association	52	Move and expand existing aviation museum and park
Horsham Township	2	Fire station and Emergency preparedness office
Horsham Township	128	Parks and recreation
YMCA of Philadelphia & Vicinity	40	Child care center and summer day camp
Bucks County Aviation Authority	682	Public airport and business aviation center
America Responds with Love, Inc.	15	2 – agriculture (flower growing)
	10	3 - to build 40± residential units for handicapped veterans and others
Bucks County Housing Group w/Genesis Housing Corporation and TRF Development	Unspecified	To develop 105 units of permanent supportive housing (under McKinney/HEARTH programs)
ESI Equipment, Inc.	10	National training and research center
ACTS Retirement-Life Communities Inc.	80	300-350 independent living units (2-3 story garden style apts), 40-60 assisted living units, 60 skilled care beds
Play and Learn, Inc.	5	Early childhood education and daycare center for ~150 children
Total Requested Acreage	1623	

Source: NOI Applications and RKG Associates, Inc., 2012

3. NOI Land Allocation Decisions

The NOI land allocation process was part of an iterative planning process, which inevitably resulted in the allocation of 862 acres. Invariably, the planning process was not able to fulfill all the requests from the organizations submitting NOIs. Table 4 shows how the NOI land requests were balanced in the Final Preferred Redevelopment Plan. The Bucks County Housing Group's NOI request included three parcels of unknown acreage. Like other competing uses, the HLRA has weighted the community's economic development goals for job creation and increased tax base and has limited the number of acres and housing units dedicated to this use.

Table 4
Total Requested Land Acres - NAS-JRB Willow Grove
NOI Requests

Submitting Organization	Acres Requested	Acres Allocated
Montgomery County (Runway & Facilities)	540	N/A
Hatboro-Horsham School District	60	40
Montgomery County on behalf of DVHAA	52	13.1
Horsham Township	2	2
Horsham Township (Recreation & Open Space)	128	205
YMCA of Philadelphia & Vicinity	40	N/A
Bucks County Aviation Authority (Corporate Airpark)	682	N/A
America Responds with Love, Inc. (Homeless Housing)	15	N/A
	10	N/A
Bucks County Housing Group w/Genesis Housing Corporation and TRF Development	Unspecified	10
ESI Equipment, Inc. (Education)	10	N/A
ACTS Retirement-Life Communities Inc.	80	30
Play and Learn, Inc. (Daycare)	5	TBD
Total Requested Acreage	1623	

Source: NOI Applications and RKG Associates, Inc., 2012

Notes:

N/A - Not Approved

TBD - To Be Determined

4. Preferred Redevelopment Plan – Option F

The RKG planning team revised the land plan in accordance with the HLRA Board and staff recommendations and prepared plan Option F. The Option F land uses are depicted in Map 1. On March 21, 2012, the HLRA Executive Board voted 7 to 1 to approve the final redevelopment plan including land use plan – Option F (Attachment W).

Meetings were held between the HLRA and Bucks County Housing Group, Genesis Housing Corporation, and TRF Development Partners (here-in referred to as BCHG) between November 2011 and April 2012 to discuss the provision of permanent supportive housing at NAS JRB Willow Grove.

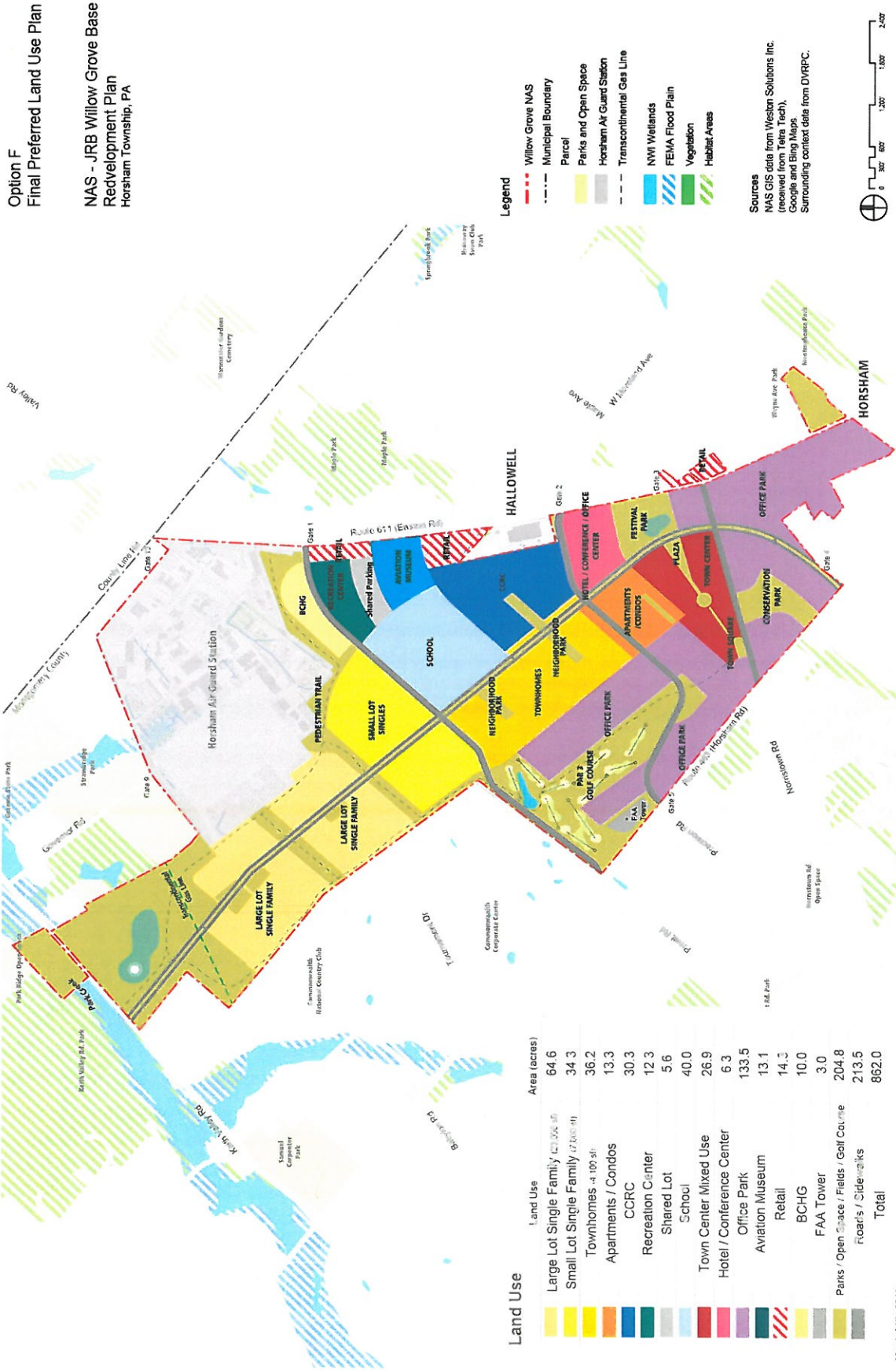
Based on these discussions, BCHG submitted a revised Notice of Interest, Amended April 23, 2012 (Attachment K). The revised NOI requests approximately ten (10) acres for 70 residential units located at the north end of the site adjacent to the Horsham Air Guard Station (Attachment K). The new building program, for the Final Preferred Land Use Plan- Option F, is shown in Table 5. The Final Preferred Land Use Plan (Option F) is shown in Map 1.

**Table 5
 Final Preferred Land Use Plan - Option F
 Land Use and Building Program**

Land Use	Acres	Units/Building Square Feet
RESIDENTIAL		
UNITS		
Large Lot Single Family	64.6	90
Small Lot Single Family	34.3	250
Townhomes	36.2	350
Apartments/Condos	13.3	300
Town Center Apartment/Condos	7.9	100
CCRC Independent Living	19.4	141
CCRC Assisted Living/Nursing	8.0	185
Total Residential	183.7	1,416
COMMERCIAL		
SQUARE FEET		
CCRC Med Office/Amenities	3.0	25,000
Hotel/Conference	6.3	137,000
Town Center Retail/Service/Restaur	11.0	239,580
Town Center Office	3.0	65,340
Movies/Entertainment	5.0	54,450
Office Park	133.5	1,163,052
Retail	14.4	200,200
Total Commercial	168.7	1,780,602
OTHER USES		
SQUARE FEET		
Regional Recreation Center	12.9	100,000
Housing for Homeless	10.0	70 units
School	40.0	152,727
Aviation Museum	13.1	200,000
Shared Lot	5.6	--
FAA Tower	3.0	--
Park/Open Space	204.8	--
Roads, Sidewalks, Paths, Etc.	215.5	--
Total Other Uses	509.6	452,727
		1,486 Res. Units/ 1.8 Million Com. SF/ 452,727 Other SF
TOTAL	862.0	Other SF

Source: HLRA and RKG Associates, Inc., 2012

Map 1

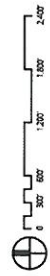


Option F
 Final Preferred Land Use Plan

NAS - JRB Willow Grove Base
 Redevelopment Plan
 Horsham Township, PA

- Legend**
- Willow Grove NAS
 - Municipal Boundary
 - Parcel
 - Parks and Open Space
 - Horsham Air Guard Station
 - Transcontinental Gas Line
 - NMI Wetlands
 - FEMA Flood Plain
 - Vegetation
 - Habitat Areas

Sources
 NAS GIS data from Weston Solutions Inc. (received from Tetra Tech), Google and Bing Maps
 Surrounding context data from DVRPC.



Land Use	Area (acres)
Large Lot Single Family (≥ 100 sf)	64.6
Small Lot Single Family (< 100 sf)	34.3
Townhomes (≥ 100 sf)	36.2
Apartments / Condos	13.3
CCRC	30.3
Recreation Center	12.3
Shared Lot	5.6
School	40.0
Town Center Mixed Use	26.9
Hotel / Conference Center	6.3
Office Park	133.5
Aviation Museum	13.1
Retail	14.0
BCHG	10.0
FAA Tower	3.0
Parks / Open Space / Fields / Golf Course	204.8
Roads / Side-walks	213.5
Total	862.0

March 21th, 2012

Town Center

Option F includes a mixed-use, pedestrian-oriented Town Center that is accessible from both Horsham Road (Route 463) and Easton Road (Route 611). The Town Center will include retail, office, entertainment, and residential uses. The Town Center also provides a sense of place with gathering spaces and a plaza incorporated into the design. The plaza can accommodate a water feature or recreational uses such as an ice skating rink.

Residential Uses

The plan provides for distinct residential neighborhoods that include a broad range of housing types and price levels. These neighborhoods are connected together through a network of streets, including a central Runway Boulevard, which provides access to parks and open space. The street network encourages walking and connectivity with the surrounding neighborhoods as well as other uses in the site, such as the Town Center. Residential neighborhoods are centered on a neighborhood park and have easy access to recreational uses including pedestrian and bicycle trails.

Office Park

Office and business parks are proposed along Horsham Road and south of Maple Avenue and are in close proximity to the proposed Town Center. The office parks are also positioned to take advantage of public open space and golf course amenity that is located in the middle of the office development off Horsham Road.

Hotel/Conference Center

A hotel and conference center is located near the proposed office parks and mixed-use Town Center. The proposed hotel and convention center facility will have visibility from Easton Road (Route 611). The hotel is positioned to draw upon the demand that will be generated from the proposed office parks.

Town Center Mixed-Use Development



Large Lot Single Family



Office Campus Development



Hotel/Conference Center



Continuing Care Retirement Community (CCRC)

A Continuing Care Retirement Community (CCRC) is proposed in the northeast portion of the study area site between the Runway Boulevard and Easton Road (Route 611). A CCRC is a type of retirement community where a number of senior care needs, from assisted living, independent living and nursing home care, may all be met. Housing types within CCRC's can include detached and attached single family homes, duplexes, quadraplexes, apartments, and assisted living center and nursing care units. Medical office and other support facilities are also proposed in proximity to the CCRC.

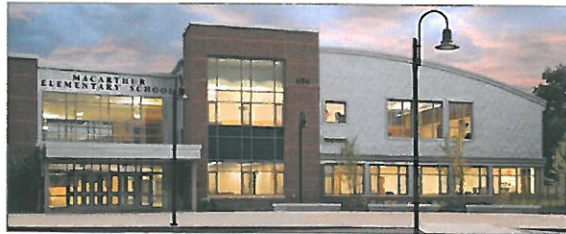
Continuing Care Retirement Community



School

A 40-acre site is proposed for the Hatboro-Horsham School District for replacement of existing school facilities and future expansion. The proposed school site would include a future middle school, administrative and recreational uses. The school site is centrally located near the intersection of Runaway Boulevard and Privet Road extension and within walking distance of the residential neighborhoods. The school site is adjacent to the recreation center, which allows for the sharing of recreational facilities.

Middle School Building



Retail

In addition to the retail programmed into the Town Center, the final Preferred Land use Plan has retail frontage along Easton Road (Route 611). Easton Road (Route 611) is a well-travelled road, and retail located in this area is well-positioned to capture sales support from drive-by traffic.

Retail Storefront



Regional Recreation Center

A regional indoor recreation center with several outdoor recreation fields is proposed near the existing Gate 1 area with visibility from Easton Road (Route 611) and adjacent to the proposed middle school. The indoor recreation center will include multiple athletic features such as a gymnasium, swimming pool, basketball courts, climbing halls, multi-purpose hall, health and fitness club, tennis and racquetball courts. An outdoor recreational area is also proposed, and will include a range of active recreational fields including soccer, baseball, lacrosse, softball and others. It is hoped that these fields will be used to attract high school and collegiate tournaments for soccer and lacrosse, among others. The recreation center, school, and aviation museum/park were all carefully planned to be clustered together so they

Regional Recreation Center



could share common facilities and open space features. This allows for a shared parking area between the three uses and shared recreational/field space.

Aviation Museum/Park

A 13.1-acre site is proposed for the future aviation museum and park located on the eastern edge of the property with direct visibility from Easton Road (Route 611). The aviation museum and park are being sponsored by Montgomery County, on behalf of the Delaware Valley Historical Aircraft Association (DVHAA). The DVHAA is a nonprofit entity currently operating the existing aviation museum on site. The proposed museum and park will include a number of restored aircraft within new hanger facilities and will include the existing Harold F. Pitcairn Wings of Freedom Air Museum located within the NAS-JRB Willow Grove site on Easton Road (Route 611). In the recent past, the museum operated on 2.6 and more recently the HLRA provided additional access to 4.3 acres through a lease agreement between the Navy and the HLRA.

Aviation Museum Development Example



Homeless Housing

A 10-acre site is proposed to accommodate housing for homeless. The site is located north of the regional recreation center and would include the area adjacent to the existing military enclave north of the proposed Privet Road crossing. This site is proposed for homeless service providers to provide permanent supportive housing under provisions of the McKinney-Vento Act. The site will accommodate permanent supportive housing for up to 70 townhome units.

Permanent Supportive Homeless Housing



Parks/Open Space

The Preferred Land Use Plan includes a network of parks and open spaces which will be able to provide for a range of recreational uses and activities. A total of 205 acres of open space is proposed within the land use plan, which comprises about 24% percent of the total land area. The parks and open spaces will be able to support natural resources and vegetation. The park and open space network also will be designed to be part of a comprehensive stormwater management system and provide controls to address localized flooding issues at the property boundaries, especially along Keith Valley Road. Pedestrian and bicycle trails will connect the study area with existing local and regional trails within Horsham Township (Samuel Carpenter Park Trail and Power Line Trail, etc.).

Passive Open Space & Walking Trails



- **Neighborhood Parks** – Small park areas located within residential neighborhoods.
- **Community Parks** - Located throughout the study area. They include:
 - **Nature Park** – This park is located near Keith Valley Road / Strawbridge Property and Graeme State Park. The nature park will include the low lying floodplain area near Keith Valley Road east of the existing Strawbridge Property and Graeme State Park. The nature park could be used to provide educational opportunities.
 - **Festival Park** – The proposed Festival Park is located near the Town Center along Easton Road (Route 611). This park will be a central gathering place where celebrations, festivals, and other public events can be held. A water feature and ice-skating rink is also proposed within the Festival Park.
 - **Conservation Park** - The park is located along Horsham Road close to the proposed Town Center. It is envisioned as a place where Township residents and visitors can relax and enjoy the natural beauty and wildlife of the area.
 - **Town Square and Town Center Main Street** - The proposed Town Center will include a town square and a Main Street connecting Festival Park and Conservation Park. The Town Center Main Street will be lined with retail establishments. The Town Square will provide for additional public gathering/meeting space.
- **Community Golf Course** - A “Chip & Putt” golf course is proposed within the middle of the property adjacent to the Commonwealth National Country Club. The golf course will include the existing pond. This “chip & putt” facility will be a recreational amenity open to the public and will also serve as an open space amenity for the office park.
- **Green Corridors and Trails** - The Runway Boulevard is also proposed as a green corridor that will connect the entire development together and serve as a central road through the site. It will feature a wide median that will include pedestrian and bicycle trails and bio-swailes as well as best management practices for storm water management. A network of walking paths will traverse the property and connect with the township’s existing public trail/bike path network.
- **Open Space near Office Parks** - Open space is proposed near the office parks along Horsham Road as an amenity to the office uses.

5. Homeless Housing Negotiations

a.) HLRA Board Decision

On July 27, 2011, the HLRA Board approved a motion to include the BCHG’s NOI in the three redevelopment plan alternatives, with the final site location, development size and method of conveyance to be determined by the redevelopment planning team and the HLRA Board at a later date.

The BCHG NOI proposal originally identified the Navy Lodge/Navy Exchange area and two other potential sites for new housing development that were not approved by the HLRA. Those include Site #1 located at 3 Columbia Avenue, which is an 8 to 9 acre site where 30 detached units of permanent rental housing for McKinney/HEARTH eligible individuals and households would be located. This site has been designated in the Preferred Land Use Plan as a park site for the nearby residential neighborhood. In addition, Site #3 located off Maple Avenue between Easton and Horsham Roads is in an area that is best suited for employment generating uses. This site is currently proposed as an office park that will be integrated into a mixed-use town center development. Designating this area for housing would be inconsistent with the proposed uses and reduce the economic viability of the plan.

b.) Revised Notice of Interest

Based on discussions with the HLRA and BCHG between November 2011 and April 2012, attendance sheets attached (Attachment R), the BCHG submitted a revised NOI (Amended April 23, 2012) requesting approximately ten (10) acres for permanent supportive housing at the site (Attachment K). The proposed parcel will support up to 70 residential units located adjacent to the Horsham Air Guard Station as shown on the Site Concept Plan (Attachment S).

The revised NOI envisions the demolition of the buildings and structures currently located on the parcel and construction of the 70 residential units for permanent supportive housing. The applicants will be required to obtain land development approvals from Horsham Township prior to construction of the new units.

The revised BCHG NOI is consistent with the Preferred Redevelopment Plan – Option F approved by the HLRA Board on March 21, 2012.

6. Balancing the Need for Economic Redevelopment and Homeless Assistance

The Redevelopment Plan for NAS-JRB Willow Grove balances the need to provide for needed economic development within the community with the requirement to accommodate the expressed needs of organizations representing the homeless. The closure of the former NAS-JRB Willow Grove and the resulting loss of jobs (both military and civilian positions) has negatively impacted Horsham Township and surrounding communities. Additionally, the loss of impact aid by the Hatboro-Horsham School District will have a direct financial impact on local tax payers. Replacing the lost revenue will only be possible with the redevelopment of the site which focuses on creation of jobs and properties added to the local tax rolls. The Redevelopment Plan includes new development which, at final build out, will result in 1.78 Million SF of new commercial space and other uses producing an estimated 7,057 new jobs.

The Redevelopment Plan also includes the conveyance of property to support permanent supportive housing for individuals and families considered homeless as defined under the McKinney-Vento Act. The ten (10) acre parcel will support 70 residential units. The current Unmet Needs analysis of the 2010 Consolidated Plans of Bucks and Montgomery Counties showed the need for 103 units of permanent supportive housing for Montgomery County and an additional 20 units for Bucks County. The 70 units proposed will provide a significant platform for the organizations supporting homeless individuals and families to address the needs in the two counties and satisfies the request of the approved homeless provider in their amended NOI.

There are several advantages of the site including:

- The housing units will be in a neighborhood setting, similar to other residential developments planned for the site.
- The redevelopment of the former base is likely to present residents with access to employment opportunities
- The location on the former base is within walking distance to PA Route 611 and access to public transportation
- The new construction will include space for cost efficient and centralized social services and management capabilities to assist residents to achieve residential stability, increase skill levels and/or incomes and obtain greater self-determination.

H. RECOMMENDATIONS AND PUBLIC COMMENTS

A draft redevelopment plan and Homeless Assistance Submission was presented to the HLRA Board and the general public at the February 15, 2012 regular board meeting. The meeting was advertised in the local newspaper (Attachment T), via the HLRA website (www.hlra.org), in the Horsham Patch and Phillyburbs on-line news and in local newspaper articles. The article and website both indicated that the HLRA would conduct a Public Hearing on the draft Redevelopment Plan and Homeless Assistance Submission for NAS-JRB Willow Grove on Wednesday, March 21, 2012. All interested parties were invited to attend and/or submit comments to mail@hlra.org or by mail to HLRA, 1025 Horsham Road, Horsham, PA 19044 prior to March 20, 2012. The initial concept of 70 units on a larger site (up to 10 acres) north of Privet Road Extension was presented. The draft redevelopment plan and homeless assistance submission were made available for a 30-day public review period. On March 20, 2012, the Horsham Township Council submitted a letter of support for the formal adoption of the redevelopment plan (Attachment U).

On March 21, 2012, at the HLRA's public hearing, a motion was made to formally adopt both the NAS-JRB Willow Grove Redevelopment Plan and the Homeless Assistance Submission. There were no comments or questions about either plan by the general public at the hearing. Additionally, no comments were received via mail, email or by phone. The HLRA made a recommendation to the HLRA Board that a 10-acre parcel north of Privet Road extension be designated as the proposed location for 70 units of future permanent supportive housing. The Board was informed that negotiations with BCHG had progressed to a draft LBA, which included the conditions and responsibilities of all parties in the agreement. The HLRA Board voted 7 to 1 to approve the NAS-JRB Willow Grove Redevelopment Plan and instructed the Executive Director of the HLRA to continue negotiations with BCHG to arrive at a signed LBA and proceed to submit the Homeless Assistance Submission by the required submission date. A copy of the March 21, 2012 HLRA Meeting Minutes including the Board's Resolution is provided (Attachment V).

I. LEGALLY BINDING AGREEMENT

The executed Legally Binding Agreement (LBA) between the HLRA and Bucks County Housing Group, Genesis Housing Corporation and TRF Development Partners (TRF) is included with this submission.

The HLRA legal counsel's opinion on the enforceability of the LBA under the laws of the Commonwealth of Pennsylvania is attached (Attachment X).

J. SUMMARY

The HLRA has conducted a community based process for addressing the needs of the homeless at the former NAS-JRB Willow Grove site which was closed as part of the 2005 Base Realignment and Closure (BRAC) action.

The HLRA's outreach efforts included publication of notices in local media outlets, public workshops, contacting local government officials and other persons or entities interested in assisting the homeless in the vicinity of the installation. In response to these efforts, the HLRA received three Notices of Interest (NOI) from organizations representing the homeless, two of which were considered incomplete by the HLRA Board during the review process. The one valid request concerned provision of permanent supportive housing facilities, which is one component of the unmet needs of the homeless in the region.

The Redevelopment Plan supports the request for permanent supportive housing with an approximate ten (10) acre parcel for 70 residential units.

The Redevelopment Plan and the outreach process described herein meets the requirements of the Base Realignment Community Redevelopment and Homeless Act of 1994, 10 U.S.C. Section 2687 note, as amended and its implementing regulations found at 24 CFR Part 586.