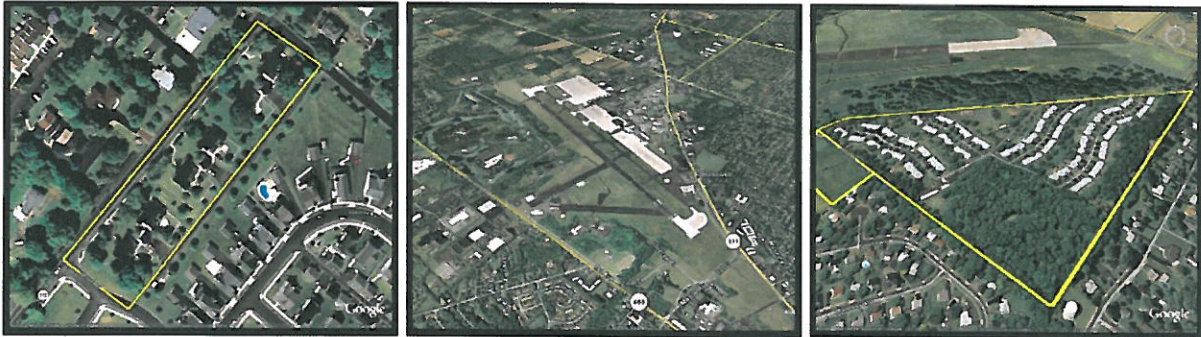


Naval Air Station/Joint Reserve Base – Willow Grove



Amendment and Supplement to:

Redevelopment Plan and Homeless Assistance Submission

**Horsham Township Authority
for NAS-JRB Willow Grove (HLRA)**

With assistance from:

BBP & Associates, LLC, Annapolis, MD

THIS STUDY WAS PREPARED UNDER CONTRACT WITH THE HORSHAM TOWNSHIP AUTHORITY FOR NAS-JRB WILLOW GROVE (HLRA), HORSHAM, PA WITH FINANCIAL SUPPORT FROM THE OFFICE OF ECONOMIC ADJUSTMENT (OEA) DEPARTMENT OF DEFENSE. THE CONTENT REFLECTS THE VIEWS OF THE HORSHAM TOWNSHIP AUTHORITY FOR NAS-JRB WILLOW GROVE (HLRA) AND DOES NOT NECESSARILY REFLECT THE VIEWS OF THE OFFICE OF ECONOMIC ADJUSTMENT.

Revision – May 2011

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Executive Summary

The Executive Summary presents the key findings and recommendations of the Redevelopment Plan for the NAS-JRB Willow Grove Off-Site Housing BRAC action, as described in the Amendment and Supplement submission dated May 2011.

NAS-JRB Off-Site Housing. Two residential housing areas, Shenandoah Woods Housing Area and Jacksonville Road Housing Area, supported military personnel assigned to NAS-JRB Willow Grove and other military organizations. The areas are located approximately 8 miles from the main base at NAS-JRB Willow Grove. Both properties were declared surplus in January 2009.

Preferred Redevelopment Plan. The preferred plan for redevelopment of the two residential properties as a result of surplus declarations under the Base Realignment and Closure 2005 process is as follows:

- ***Shenandoah Woods Housing Area:*** The Shenandoah Woods area is now residential in nature with open space and is recommended to continue as residential
- ***Jacksonville Road Housing Area:*** The Jacksonville Road area is currently residential in nature. The Plan recommends that the entirety of the Jacksonville Road Housing Area site be office use.

Horsham Township Authority for NAS-JRB Willow Grove (HLRA). In response to BRAC 2005, the Horsham Township Authority for NAS-JRB Willow Grove (HLRA) was formed to conduct community and homeless provider outreach and to develop the Redevelopment Plan and Homeless Assistance Submission. The HLRA Executive Board is comprised of representatives from:

Horsham Township	2
Bucks County	1
Montgomery County	1
Montgomery County Industrial Development Council	1
Horsham Industry and Commerce Development Authority	1
Hatboro/Horsham School District	1
Business Community	1
Resident	<u>1</u>
TOTAL	9

HLRA - Military Housing in Bucks County Subcommittee. The HLRA Executive Board formed a working subcommittee for the purposes of engaging the community and stakeholders and developing the Redevelopment Plan and Homeless Assistance Submission for the Off-Site Housing areas. Because the excess land under consideration was in Bucks County, the

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membership of the subcommittee reflected that in its membership. The five members and one alternate include:

Warminster Township	2
Ivyland Borough	1
Centennial School District	1
Bucks County	<u>1</u>
Total	5
<i>Alternate: Warminster Township</i>	<i>1</i>

HUD Decision on the Initial HLRA Redevelopment Plan Submission. In a letter date November 12, 2010 HUD provided its review and comment on the August 2010 NAS JRB Willow Grove Housing Area Redevelopment Plan and Homeless Assistance Submission. HUD determined that the Plan did not appropriately balance the needs of the communities in the vicinity of the installation for economic development with the needs of the homeless. HUD considered The Redevelopment Fund (TRF) component of the Plan did not satisfy the purpose of meeting the needs of the homeless because it intended to use 100% of the property, or the revenues there-from, for the homeless. In previous BRAC submissions the precedent has been set that the highest percentage of homeless use on a site should not exceed 30%. It was also stated that the Plan itself, based upon the sale of the Shenandoah Woods property as a private housing development for the purposes of funding a trust fund would not be acceptable to the Navy. It is for these reasons that the TRF component of the TRF/BCHG Plan has been denied by the HLRA. HUD also recommended that revised NOIs be obtained from homeless service provider compliant with the requirements of the McKinney-Vento Act.

Amendment and Supplement to the Initial HLRA Redevelopment Submission. The attached Amendment and Supplement includes revised NOI's from Aldie Foundation and the Bucks County Housing Group (BCHG) plus letters from Ivyland Borough and The Redevelopment Authority of Bucks County. New Legally Binding Agreements (LBA) with Aldie Foundation and BCHG are also included.

Recommended Disposal Method: The recommended method of disposal beyond the support of the homeless and other PBC's, described in the body of this document, is by means of a negotiated sale.

THE REDEVELOPMENT PLAN

1.0 Introduction

Base Realignment and Closure (BRAC) is the process for the Department of Defense to transform its infrastructure to meet the future needs of the military. There have been several previous rounds of BRAC, most notably in this region was the closure of the former Naval Air Warfare Center located in Bucks County. BRAC 2005 became law in November 2005. In the case of downsizing, civilian reuse of a former military installation is often one of the greatest challenges a community will face.

BRAC 2005 closed NAS-JRB Willow Grove and established a military enclave consisting of the relocated Army Reserve Units and the 111th Air National Guard and the 270th Engineers will remain at the Willow Grove Site. The main base is located in Horsham Township, Montgomery County. The military housing for Willow Grove consists of approximately 53 acres in Warminster Township and Ivyland Borough, Bucks County. The Navy declared the two housing sites as surplus on January 2, 2009. This redevelopment plan is devoted to this surplus property, one housing site is called Shenandoah Woods, the other is called Jacksonville Road housing.

The Navy and Marines at NAS-JRB Willow Grove are expected to relocate operations during the summer of 2011. All BRAC activities must be completed no later than September 15, 2011.

All branches of the military, will dispose of surplus property, as a result of closures and realignments, by way of very specific methods and processes mandated by law. The methodology for Base Redevelopment and Realignment is contained in a manual issued by the Office of the Deputy Under Secretary of Defense. The manual as well as other valuable information is available on the Office of Economic Adjustment web page, www.OEA.gov. Both of the bases can be redeveloped for either government, public or private use or some combination thereof.

The HLRA is charged with finding potential uses for the property and developing a comprehensive financially feasible redevelopment plan based on community input and goals derived from that input. The plan will be submitted to HUD for review and to the Navy for use in their property disposal plan and environmental assessment.

Under the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, HUD is responsible for ensuring that the reuse plans address the needs of the homeless in the vicinity of the bases and that the redevelopment plan is balanced in terms of economic redevelopment, other redevelopment, and homeless assistance needs of the community. For additional information, see the HUD Guidebook on Military Base Reuse and Homeless Assistance on the OEA webpage.

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The Office of Economic Adjustment (within the Department of Defense) provided a federal planning grant to the HLRA. This grant money will help fund the work necessary to develop a reuse plan -- including professional consulting fees. Consultants who are experienced in base closures have assisted the HLRA with the economic and market analysis, public outreach, development of potential reuse plans and evaluation of a preferred redevelopment plan that reflects the region's long-term best interests. This report presents both the Redevelopment Plan and the Homeless Assistance Submission.

2.0 Redevelopment Plan

2.1 Introduction

The Redevelopment Plan presented below is the culmination of six public meetings and presentations, HLRA meetings, work sessions and Notice of Interest review. As is presented in greater detail below, the Horsham Township Authority for NAS-JRB Willow Grove (HLRA) received four (4) Notices of Interest from homeless groups and other public benefit conveyances entities for the Shenandoah Woods and Jacksonville Road housing areas.

There are two distinct properties included in the 2005 BRAC that the HLRA has been directed to address in this Redevelopment Plan: Shenandoah Woods Housing Area and Jacksonville Road Housing Area. Each property is briefly described below and shown on the map on the following page.

Shenandoah Woods Housing Area. The Shenandoah Woods housing enclave is located in Warminster, also in Bucks County. These 199 townhouse units occupy 51 acres as a relatively insulated residential community.

Jacksonville Road Housing Area. The Jacksonville Road housing enclave is located in Ivyland Borough in Bucks County. These six single family homes occupy two and a half acres and, although aging and inconsistent with surrounding residential development, are well positioned to support new construction given adjacent land uses.

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2.2 Existing Market Conditions & Demand Analysis

The following summary contains findings of a sector based market analysis conducted by BBP & Associates, LLC (BBP) to assess the potential of alternative land uses on two properties belonging to the Naval Air Station Joint Reserve Base at Willow Grove, Pennsylvania (NAS JRB Willow Grove). The two properties are comprised of a 51-acre, 199-unit townhouse community and 2.5-acre parcel with six detached dwelling units. The market analysis will inform the identification of market supportable land uses which will be subject to additional economic analysis as a later phase of the work program.

Recommendations on Market Supportable Uses

- *Residential, as existing*
 - Evident market demand for for-sale, affordable housing
 - Evident market demand for value alternative rental housing
 - Both uses have high likelihood of economic feasibility
 - Section 8 housing is infeasible, program is at maximum allocation
- *Residential redevelopment to single family homes*
 - Will be more dependent on market rebound than rehab of townhouses
 - Demo costs could present financial hurdles
- *Commercial office*
 - Current inventory of space and land is sufficient to fulfill demand in the foreseeable future
 - Demo and rezoning costs could present financial hurdles
 - A special exception could allow professional services to occupy the dwellings on Jacksonville Road.
- *Retail*
 - Existing retail supply serves large area – more than adequate for local market
 - Access and visibility for retail at Shenandoah Woods is less than desirable
 - Demo and rezoning costs could present financial hurdles
- *Industrial*
 - Current inventory of space and land is sufficient to fulfill demand for next few years
 - Demo and rezoning costs could present financial hurdles
 - This use is not supported by Town, Borough or County leadership

Location and Context

- The Shenandoah Woods Housing Area is approximately 51 acres of improved and unimproved land located in Warminster Township, Bucks County, Pennsylvania. Warminster Township is located just north of the Pennsylvania Turnpike (I-276), approximately fifteen miles north of

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Downtown Philadelphia. The property currently serves as off-base housing for the Willow Grove Naval Air Station and other military personnel throughout the Delaware Valley.

- The site comprises 40 structures with 199 townhouse units covering an area of approximately 337,184 square feet. Additional community support facility structures include a small retail store and equipment shed. Additional amenities include a recreation area with basketball courts and a playground.
- The area immediately surrounding the Shenandoah Woods Housing Area is residential in nature. All are single family detached on large lots. The housing area is also contiguous to the Warminster Community Park to the northwest.
- The Jacksonville Road site is approximately 2.5 acres of improved land located in Ivyland Borough, Bucks County, Pennsylvania. It is approximately 2 miles, by road, from Shenandoah Woods. The site comprises six single family detached home structures.
- The area is served by two major highways, Interstate 95 and the Pennsylvania Turnpike (I-276).
- The only public transit is comprised of bus service provided by the Bucks County Transportation Management Association (TMA-Bucks), and rail service provided by the Southeastern Pennsylvania Transportation Authority (SEPTA). The station at Jacksonville Road and Station Drive is served by TMA-Bucks bus service. Neither is located with a reasonable walking distance of the Shenandoah Woods or Jacksonville Housing Areas.
- The 51-acre Shenandoah Woods site falls within the R-2 Residence District under the Warminster Township Zoning Ordinance. Permitted uses under the R-2 zoning classification include: single family detached dwellings not to exceed 2.2 dwelling units per gross acre of land being subdivided. Special exceptions and conditional uses provide additional uses.
- The existing townhouses may remain an allowable use under transfer of ownership of the property as a non-conforming use, subject to Pennsylvania law and Warminster Township consideration and approval.

Economic Context

- The area within a five-mile radius of the subject site (encompassing portions of Montgomery and Bucks Counties) contains approximately 25% of the total population of Bucks County. The population in the radius grew at a more modest rate (4.5%) than the county between 2000 and 2009. Population in this area is projected to grow by 1.6% by 2014.
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- In the five-mile radius area, 3,697 new households were added from 2000 to 2009, with an additional 1,349 net new households projected by 2014. Median household income is \$80,568 in the relatively affluent 5-mile radius, compared to \$64,422 in the Metropolitan Statistical Area. *(Source: ESRI Business Analyst)*
- The five-mile radius area comprises 7,969 businesses employing 109,120 persons. The top five industry categories by employment in 2009 are: information, 13.1 percent; retail trade, 12.0 percent; manufacturing, 9.5 percent; health care and social assistance, 9.1 percent, and; finance and insurance, 7.9 percent. *(Source: ESRI Business Analyst)*
- The unemployment rate in Bucks County in July 2009 was 7.6 percent compared to 4.9 percent in July 2008, a net increase of 2.7 percent. The unemployment rate in Montgomery County in July 2009 was 7.2 percent compared to 4.4 percent in July 2008, a net increase of 2.8 percent. *(Source: ESRI Business Analyst)*
- Well-established and defined business/industrial nodes and commercial/retail corridors within the trade area support a diverse local economy.

Residential Market Analysis

- The analysis of the marketplace within a five-mile radius of Shenandoah Woods includes portions of Bucks and Montgomery counties, as well as Warminster Township and Ivyland Borough. The number of housing units increased by 6.5 percent from 2000 to 2009, and is projected to increase by an additional 1,349 units by 2014.
 - Owner occupied housing currently accounts for over 75 percent of the housing stock. In 2000, the housing stock was comprised of 67.1 percent detached dwellings, 15.5 percent attached dwellings (townhouses) and 17.4 percent multi-family. Median home value for the study area increased 76 percent from \$167,873 in 2000 to \$295,478 in 2009, market downturn notwithstanding, and is projected to increase to \$379,360 by 2014, or 28.4 percent.
 - In 2009, the number of homes sold in Bucks County decreased 20.7 percent to 5,495, compared to 6,926 homes sold in 2007. Home sales in the county decreased 24 percent compared to 2006 when 7,233 homes were sold. New construction activity for single family detached homes and townhouses has declined steadily since 2004 to 2008, from 2,113 to 850 units. In 2009, 46 units have been delivered through August.
 - Apartment market characteristics were examined for two submarkets, Upper Bucks County which includes Warminster and Ivyland, and Lansdale/Gwynedd which includes Horsham. In second
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quarter 2009, Upper Bucks County had 8,338 units, with a 5.4 percent vacancy rate and a \$1,083 average effective rent. Lansdale/Gwynedd had 6,118 units with a 5.8 percent vacancy rate and a \$1,046 average effective rent.

- A survey of local apartments showed several complexes offering three-bedroom, two bath townhouses. Much of the inventory in this category ranges in floor area from 1,230 to 1,450 square feet (luxury rental townhouses range from 1,921 to 2,120 square feet), with monthly rents ranging from \$1,175 to \$1,640.
- Most of the 199 units at Shenandoah Woods are smaller than the other rental townhouse communities in the area at 1,162 square feet with 3 bedrooms and 2½ baths. A conversion of the existing units to market-rate townhouse apartments could offer a viable value alternative to other complexes, based on the smaller overall floor area than comparable product. Four bedroom units could also appeal to a niche market, with the extra bedroom perhaps promoted as a home office for little to no premium in price.
- Government subsidized housing: There are two types of Section 8 housing programs: tenant based and project based. Tenant-based vouchers are attached to a head-of-household as a tenant. A project-based voucher is attached to a particular property. If you live in a unit with a project-based voucher and you move, the Section 8 stays with the property and the next tenant uses the voucher. With a tenant-based voucher, you can take it anywhere as long as the home you wish to rent accepts Section 8 and meets the standards of the Section 8 program. Any residential rental complex can apply to accept Section 8 vouchers, but landlords are not required by law to accept Section 8 vouchers. In recent years, in many areas, conventional rental rates have outpaced Fair Market Rents (a cap determined by HUD) making renting to Section 8 voucher holders less attractive.
- The Bucks County Housing Authority has used its entire voucher allocation on tenant-based vouchers, and all of their clients are currently housed. They do not anticipate any increase in their allocation of vouchers. No new construction or substantial rehabilitation Section 8 projects have been funded in over 20 years, and that is not expected to change in the foreseeable future. Therefore, Shenandoah Woods can't just "go" Section 8. It is conceivable however, that if the complex were to go market-rate rental, they could accept Section 8 vouchers. The reality is that the Section 8 population will remain static into the foreseeable future, so no increases in demand are projected. Therefore, the likelihood of conversion to Section 8 housing is almost non-existent for Shenandoah Woods.

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- Market findings show relatively strong support for age-restrictive housing, particularly in the rental market. Active-adult rentals have been burgeoning in the affordable segment of the market, due in large part to low-income tax credits and financing from HUD, whose multifamily programs are mostly targeted to rentals.
- The redevelopment of the property to R-2 zoning could yield a maximum of 112 single family detached units. The acquisition cost of the property, as is, on the open market would most likely render this option economically challenging due to the potential costs associated with demolition given the current economic conditions now and for the foreseeable future

Office Market Analysis

- The Horsham/Willow Grove office building cluster comprises a Submarket contained in the Suburban Philadelphia Market. The Horsham/Willow Grove Submarket consists of 448 buildings comprising approximately 11.9 million square feet of rentable building area. Of the 448 buildings, 52 are Class A, 176 are Class B, and 217 are Class C.
- The Horsham/Willow Grove Office submarket ended the second quarter 2009 with a vacancy rate of 13.4 percent, with net absorption totaling negative (146,454) square feet. The Class A vacancy rate stood at 11.2 percent, with net absorption totaling negative (2,545) square feet. Rental rates ended the first quarter at \$20.98. There have been no deliveries to date, but 10,000 square feet is currently under construction.
- The Horsham/Willow Grove submarket contains approximately 1.6 million square feet of vacant office space. Based on an average office space requirement of 250 square feet per worker, the available space could accommodate approximately 6,421 workers. Based on employment projections for all of Bucks County of 6,050 new office workers by 2016, the current supply should be sufficient to fulfill demand.
- It is estimated that approximately 125 to 150 acres of unimproved commercially zoned land are available for new office development in Bucks County.
- Based on the current supply of office space and commercial land to support office development, there are no compelling reasons to develop Shenandoah Woods to office space. This conclusion is reinforced by the necessity of demolishing the existing structures and rezoning the property, both of which could add significant development costs to the project. Note that Warminster Township officials do not support the use of this property for office/commercial uses.

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- The properties on Jacksonville Road could be granted a special exception or variance to allow for offices in the existing residential structures. Demand would most likely generate from professional services such as accounting, legal, medical, and the like. This would not be in conflict with the neighborhood character. However, the buildings are quite small and not conducive to office use.

Retail Market Analysis

- Data for the Horsham/Willow Grove submarket show an inventory of 312 general retail buildings, 2 malls, 3 power centers, and 49 shopping centers totaling approximately 9.1 million square feet. Vacancy in the second quarter 2009 stood at 7.5 percent with a year-to-date absorption of negative 5,756 square feet.
- A summary of the opportunity gaps/surpluses in annual expenditures for major retail categories was conducted in a five mile radius of the subject site. Categories fall under the headings *Food & Drug Stores*, *GAFO* (general merchandise, apparel, furniture, and other), and *Food Service*. Analysis shows large surpluses in almost all retail categories, indicating the area's retail inventory serves a larger area than that encompassed within a five-mile radius.
- Visibility and access are key to most successful retail operations. In a local marketplace that is over-retailed (serving a much broader trade area), there are no evident compelling factors to suggest retail as a viable use at Shenandoah Woods.
- Although a boutique retail operation could find success on the Jacksonville Road property, ingress/egress and adequate parking would likely preclude it as a viable use.

Industrial Market Analysis

- The Suburban Philadelphia industrial market ended the second quarter 2009 with a vacancy rate of 10.6 percent. Rental rates ended the quarter at \$4.79, with net absorption totaling approximately negative 1.8 million square feet. A total of 3.5 million square feet were delivered year-to-date, with 4.7 million square feet currently under construction. Total industrial inventory stood at approximately 896.7 million square feet, comprised of 806.2 million square feet of warehouse and 90.5 million square feet of flex.
- In the years 2005 to 2008, an average of approximately 52.2 million square feet of new industrial space was delivered to the submarket, averaging approximately 10.4 million square feet annually.

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- The industrial market local to Horsham/Willow Grove is clustered in two fairly well-defined corridors: an area that runs along Jacksonville Road from Almshouse Road to the north to County Line Road to the south, and; an area that follows the PA Turnpike from Gravel Hill Road to the east to Welsh Road to the West.
- Warehouse and distribution operations prefer close access to major highways whenever possible. Flex space is less dependent on highway access, and therefore would be the best candidate for an industrial tenant at Shenandoah Woods. Redevelopment of the property to industrial would face the same demo and rezoning challenges as office, which could render industrial development financially challenging.

The Bucks County Planning Commission estimates an inventory of approximately 125 to 150 acres of undeveloped, industrially zoned property in Bucks County. The availability of industrial ground combined with a total vacancy of approximately 18.7 million square feet of available space would suggest little demand for the Shenandoah Woods property, as is.

2.3 Redevelopment Alternative Plans Tested

In the process of evaluating the original four NOIs additional redevelopment alternatives were analyzed. The purpose of the additional alternatives was to accommodate the NOIs that did not encompass the whole Shenandoah Woods property and to analyze different combinations of NOIs should any not be approved by the HLRA. All in all, 13 redevelopment alternatives were analyzed, as summarized below.

Shenandoah Woods Housing Area (7 alternatives)

The alternative plans for the Shenandoah Woods Housing Area described below include options in which some, all or none of the Notices of Interest are included. The summary table below graphically depicts the alternatives. This is followed by a brief description of each.

Shenandoah Woods Redevelopment Scenarios					
Alt.	Description	Aldie NOI (5 bldgs)	Warminster NOI	New SFD Units	Renovated Existing Units
S-2	Demo 30 buildings & build 61 For-Sale SF Homes	N	Y	69	-
S-5	Demo 35 buildings & build 69 For-Sale SF Homes	Y	Y	61	-
S-8	Demo 40 buildings & build 71 For-Sale SF Homes	N	N	71	-
S-9	Demo 40 buildings & build 81 For-Sale SF Homes	N	N	81	-

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S-10	Mix of demo and rehab and new construction	N	N	25	88
	TH				
S-3/b	175	N	Y	-	175

- **Alternative S-2** – Under this alternative the HLRA would recommend the approval of the Warminster Township NOI requesting 5 buildings in the southwest corner of the property for park/open space. The remaining 35 buildings would be demolished and new market rate R-2 residential “for sale” housing would be developed, likely selling around \$400,000.
- **Alternative S-3** – Under this alternative the HLRA would recommend the approval of the Warminster Township NOI requesting 5 buildings in the southwest corner of the property for park/open space. The remaining 35 buildings would be renovated and sold at market rate, likely in the \$150,000 - \$175,000 range.
- **Alternative S-3b** – (not shown), is same development program as Alternative S-3, but the “for sale” housing would be 55 and older age restricted housing.
- **Alternative S-5** – Under this alternative the HLRA would recommend the approval of the Warminster Township NOI requesting 5 buildings in the southwest corner of the property for park/open space. The HLRA would also approve the NOI submitted by the Aldie Foundation for five buildings for use as housing for recovering substance abuse persons. The remaining 30 buildings would be demolished and new market rate R-2 residential “for sale” housing would be developed, selling around \$400,000.
- **Alternative S-8** – All of the buildings on the site would be demolished and R-2 residential “for sale” housing would be developed, selling around \$400,000. A new street pattern to maximize the number of units would be implemented.
- **Alternative S-9** – All of the buildings on the site would be demolished and R-2 residential “for sale” housing would be developed, selling around \$400,000. The existing road network is kept and brought up to code to minimize the development costs.
- **Alternative S-10** – The Revised R2 Residential Rehab Plan. Many of the existing units on the site will be demolished and some of the buildings will undergo major rehab. The project will yield 25 single family detached units selling around \$400,000 and 88 semi-detached twin units selling around \$290,000.

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Jacksonville Road Housing Area (6 alternatives)

Similar to the treatment of Shenandoah Woods above, the table below shows the alternatives that were considered for the Jacksonville Road Housing Area followed by a textual description of each.

Jacksonville Road Redevelopment Scenarios				
Alt.	Description	New Single Family	Renovated Existing Units	Square Feet of Office
J-1	ATG Learning Academy	-	6	10,200
J-3	Renovate existing units for residential use	-	6	-
J-5	Demo the 6 existing buildings and build 4 new houses	4	-	-
J-6	Renovate existing units for office use	-	6	8,140
J-8	Demo the 6 existing buildings and build two new office buildings	-	-	17,000
J-9	Demo the 6 existing buildings and build new BCHG office building	-	-	5,000

- **Alternative J-1** – ATG Learning Academy NOI. This Alternative is a modest rehab of the six existing residential buildings on the site for educational uses.
- **Alternative J-3** – The existing six residential units on the site will be rehabbed and offered as “for sale” market rate housing
- **Alternative J-5** – Demolish the six residential buildings on the site and construct four (4) new market rate “for sale” housing, priced in the \$350,000-\$400,000 range
- **Alternative J-6** – The existing six residential units on the site will be rehabbed and offered as professional offices, with a total of 8,140 square feet.
- **Alternative J-8** – Demolish the six residential buildings on the site and construct two new office buildings, totaling approximately 17,000 SF.
- **Alternative J-9** – Demolish the six residential buildings on the site and construct new office buildings for the Bucks County Housing Group, approximately 5,000 SF.

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2.4 Economic & Fiscal Impacts

One of the three evaluation criteria employed by the Horsham Township Authority for NAS-JRB Willow Grove (HLRA) is the analysis of economic and fiscal impact of the proposed uses. It is the desire of the HLRA that future activities on this site not create a significant negative revenue flow or adversely affect the fiscal soundness of Warminster Township and Ivyland Borough. Each of the Alternatives described above was analyzed for economic and fiscal impact on the local governmental agencies. The results of the analysis, presented below, were a factor in the final decision on which Alternative to pursue in the Redevelopment Plan.

Shenandoah Woods

Property Tax

Direct fiscal benefits will accrue to local governments through real property tax revenue generation from the potential redevelopment of the Shenandoah Woods property. In order to calculate projected property tax revenues for each redevelopment scenario, a total fair market value was established by estimating the number of units as well as the market value of each unit. Once a total value was determined for each scenario, assessment value is calculated, which represents 10.31 percent of the total market value. Due to the location of Shenandoah Woods, the assessed value of the property is taxed by three entities: Bucks County, Warminster Township and the Centennial School District.

Based on the assessment value, property tax generated to Warminster Township is then calculated by applying a millage rate of \$12.07 per \$1,000 of assessed value. As a result, the total annual property tax generation to the Warminster Township ranges from \$30,364 (S-5) to \$44,603 (S-10), dependent upon the development alternative.

Property Tax Generation to Warminster Township Shenandoah Woods Redevelopment Scenarios							
Alternative	SFD	Market Value	Total Value	Common Level Ratio	Local Millage	Annual Tax per Unit	Total Annual tax
S-5	61	\$400,000	\$24,400,000	10.31%	12.07	\$498	\$30,364
S-2	69	\$400,000	\$27,600,000	10.31%	12.07	\$498	\$34,346
S-9	71	\$400,000	\$28,400,000	10.31%	12.07	\$498	\$35,341
S-8	81	\$400,000	\$32,400,000	10.31%	12.07	\$498	\$40,319
S-10	113	\$317,192	\$35,842,696	10.31%	12.07	\$395	\$44,603
TH							
S-3 & S-3b	175	\$155,000	\$27,125,000	10.31%	12.07	\$193	\$33,755

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Likewise, property tax generated to the Centennial School District is calculated by applying a millage rate of \$102.70 per \$1,000 of assessed value. As a result, the total annual property tax generation to the Centennial School District ranges from \$258,356 (S-5) to \$379,516 (S-10), dependent upon the development alternative.

Property Tax Generation to Centennial School District Shenandoah Woods Redevelopment Scenarios							
Alternative	SFD	Market Value	Total Value	Common Level Ratio	Local Millage	Annual Tax per Unit	Total Annual tax
S-5	61	\$400,000	\$24,400,000	10.31%	102.7	\$4,235	\$258,356
S-2	69	\$400,000	\$27,600,000	10.31%	102.7	\$4,235	\$292,239
S-9	71	\$400,000	\$28,400,000	10.31%	102.7	\$4,235	\$300,710
S-8	81	\$400,000	\$32,400,000	10.31%	102.7	\$4,235	\$343,063
S-10	113	\$317,192	\$35,842,696	10.31%	102.7	\$3,359	\$379,516
TH							
S-3 & S-3b	175	\$155,000	\$27,125,000	10.31%	102.7	\$1,641	\$287,210

Income Tax Generation

Income taxes generation from new households represent additional fiscal revenue to Warminster Township, Ivyland Borough and the Centennial School District.

In order to calculate projected income tax revenues for each redevelopment scenario, an estimated minimum required mortgage payment per unit for each development alternative was calculated on a 30-year mortgage at 5.5 percent interest rate. As a general rule of thumb, assuming the estimated minimum required mortgage payment per unit represents approximately 30 percent of a one's household income, a total household income per unit and per development alternative was determined, which is used as a base to calculate the 1 percent income tax imposed by the Warminster Township.

As a result, the total annual income tax generation to the Warminster Township ranges from \$55,416 (S-5) to \$81,404 (S-10), dependent upon the development alternative.

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Calculation of Household Income and Income Tax Shenandoah Woods Redevelopment Scenarios							
Alternative	Use Type	Units	Estimated Value	Estimated Mortgage Payment	Required Minimum Household Income	Total Minimum Household Income	1% Local Income Tax
S-5	SFD	61	\$400,000	\$2,271	\$90,846	\$5,541,621	\$55,416
S-2	SFD	69	\$400,000	\$2,271	\$90,846	\$6,268,391	\$62,684
S-9	SFD	71	\$400,000	\$2,271	\$90,846	\$6,450,083	\$64,501
S-8	SFD	81	\$400,000	\$2,271	\$90,846	\$7,358,545	\$73,585
S-10	SFD/TH	113	\$317,192	\$1,801	\$72,039	\$8,140,435	\$81,404
S-3 & S-3b	Townhomes	175	\$155,000	\$880	\$35,203	\$6,160,511	\$61,605

Fiscal Summary

To determine whether a development alternative provides a net cost / benefit to the Warminster Township, the estimated property and income tax per unit for each development alternative was compared to the household share of the budget. Based on Warminster Township 2009 annual budget of \$24.21 million, it was determined that the average budget per household paid by property and income taxes was approximately \$805.

Therefore, if the estimated property and income tax per unit for each development alternative exceeded the average household share of the budget, the development alternative was a net benefit. On the other hand, if the estimated property and income tax per unit for each development alternative was less than the average household share of the budget, the development alternative was a net cost.

Shenandoah Woods Fiscal Summary - Warminster Township Govt. Services						
Alternative	Households	Income Tax per Unit	Property Tax per Unit	Net Cost/Benefit	Total Net Cost/Benefit	Local Spending Direct Outlays
S-5	61	\$454	\$498	\$147	\$8,953	\$2,105,816
S-2	69	\$454	\$498	\$147	\$10,127	\$2,381,988
S-9	71	\$454	\$498	\$147	\$10,420	\$2,451,032
S-8	81	\$454	\$498	\$147	\$11,888	\$2,796,247
S-10	113	\$360	\$395	-\$50	-\$5,686	\$3,093,365
S-3	175	\$176	\$193	-\$436	-\$76,358	\$2,340,994
S-3b	175	\$70	\$193	-\$542	-\$94,840	\$2,340,994

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Jacksonville Road

Property Taxes

Based on the estimated fair market value of the development alternatives, an assessment value was calculated, which represents 10.31 percent of the total market value. Based on the assessment value, property tax generated to the Borough of Ivyland is then calculated by applying a millage rate of \$136.71 per \$1,000 of assessed value. As a result, aside from the exempt property in development alternative J-1, the total annual property tax generation to the Borough of Ivyland ranges from \$8,457 (J-2) to \$35,343 (J-7), dependent upon the development alternative.

Jacksonville Road New Construction Scenarios			
Alt.	Use Type	Est. Value	Property Taxes
J-1	Educational	n/a	Exempt
J-3	Rehab Housing	\$900,000	\$12,685
J-5	4 SFD (\$350K)	\$1,400,000	\$19,733
J-6	8140 SF Office	\$1,201,057	\$16,929
J-8	17,500 SF Office	\$2,507,556	\$35,343
J-9	5,000 SF Office	\$1,200,000	Exempt

Wages

With four potential office development layouts for the Jacksonville Roads property, the number of employees and amount of wage is contingent upon the type office space. To estimate the number of employees and wages per full-time equivalent employees, projections were based on 2,080 hours annually and wages were based on average hourly wages, which were obtained from the U.S. Bureau of Labor Statistics. Utilizing the data obtained and the potential office development layouts, the total number of estimated employees for the Jacksonville Roads development alternatives ranges from 6 employees earning \$341,340 in wages to 70 employees earning \$3.59 million in wages.

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Employment and Wages							
Job Classification	No. of FTE Jobs	% of Total Employment	Annual Hours	Total Hours	Avg. Hourly Wage ²	Avg. Annual Wage	Total Annual Wages
General Office - 17,500 SF							
Managers	7	10%	2,080	14,560	\$44.76	\$93,101	\$651,706
Professional	32	45%	2,080	65,520	\$29.59	\$61,547	\$1,938,737
Administrative Support	32	45%	2,080	65,520	\$15.26	\$31,741	\$999,835
Subtotal	70	100%		145,600			\$3,590,278
ATG Learning Academy							
Special Education Teachers	6	100%	2,080	12,480	\$27.35	\$56,890	\$341,340
Subtotal	6	100%		12,480			\$341,340
General Office - 8,140 SF							
Managers	3	10%	2,080	6,772	\$44.76	\$93,101	\$303,136
Professional	15	45%	2,080	30,476	\$29.59	\$61,547	\$901,790
Administrative Support	15	45%	2,080	30,476	\$15.26	\$31,741	\$465,066
Subtotal	33	100%		67,725			\$1,669,992
BCHG Office - 5,000 SF							
Managers	2	10%	2,080	4,576	\$44.76	\$93,101	\$167,581
Professional	8	45%	2,080	16,640	\$29.59	\$61,547	\$492,378
Administrative Support	8	45%	2,080	16,640	\$15.26	\$31,741	\$253,926
Subtotal	18	100%		37,024			\$913,885

Note: BCHG employment and wages are estimates based on national averages

According to the Bureau of Labor Statistics (2007), Local Spending Direct Outlays comprises 38% of total household income.

Wages and Direct Spending Impacts

The table below shows the wages and direct spending for each of the alternatives.

Jacksonville Road Wages and Direct Spending Impacts				
Alt.	Use Type	Emp.	Total Annual Wages	Local Spending Direct Outlays
J-1	Educational	6	\$341,340	\$129,709
J-3	Rehab Housing	n/a	n/a	\$129,456
J-5	4 SFD (\$350K)	n/a	n/a	\$77,674
J-6	8140 SF Office	33	\$1,669,992	\$120,826
J-8	17,500 SF Office	70	\$3,590,278	\$1,364,305
J-9	5,000 SF Office	18	\$951,126	\$361,428

2.5 *Financial Feasibility of Alternatives*

A second important criteria in the evaluation of the Notices of Interest is the financial feasibility of the alternative programs for the site. It is a concern of the Horsham Township Authority for NAS-JRB Willow Grove (HLRA) that the recommended use be financial feasible and sustainable such that it becomes a valued member of the community and is not likely to become a problem down the road.

The financial feasibility analysis of the Alternatives presented provides a detailed assessment of the financial operations of each of the alternative development plans. The methodology employed is described below and is followed by several tables and graphics that present the findings.

Methodology Summary

BBP LLC used a Minimum Profit Margin Model to evaluate the financial feasibility of the for-sale scenarios (S-2, S-3, S-5, S-8, S-9, S-10, J-3, and J-5) and an Investment Yield Threshold Model to evaluate the for-rent office scenarios (J-6 and J-8). The following is description of the methodology steps used in each of the two models.

Profit Margin Return Model:

1. **Set Development Program** – For all scenarios except S-10, BBP worked with WR&A to determine the number of new single family units, renovated single family units, and renovated town-home units for each of the scenarios. These development programs also detailed the number of existing units that would be demolished and other required sitework/infrastructure improvements.
2. **Estimate Development Costs** - The next step was to estimate all development costs for each of the scenarios. These costs included demolition costs, sitework costs, hard construction costs (building structures), soft construction cost (design and permits), and financing costs. The data sources used to estimate these costs included detailed analysis from WR&A and various industry cost databases. Please note these costs do not include land acquisition. Under this analysis model, residual land value is calculated in step 6.
3. **Set Minimum Profit Margin** - Based on industry research and experience BBP assumed that the minimum profit margin a developer would require for this type of project to be 10%-20% of the sales price.
4. **Determine Minimum Sales Price** – With the per unit development costs and required profit margin established, the next step was to determine the minimum sales price that would enable a developer to cover all of the costs and obtain a 10% profit on each sale.

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5. **Review Comparable Area Sales** – To determine a realistic expected sales price for the single family and town home units BBP reviewed recent sales in the market area. Based on this analysis, BBP determined that a likely sales point for the single family units to be \$400,000 (\$133/SF) and \$155,000 (\$113/SF) for the townhome units.

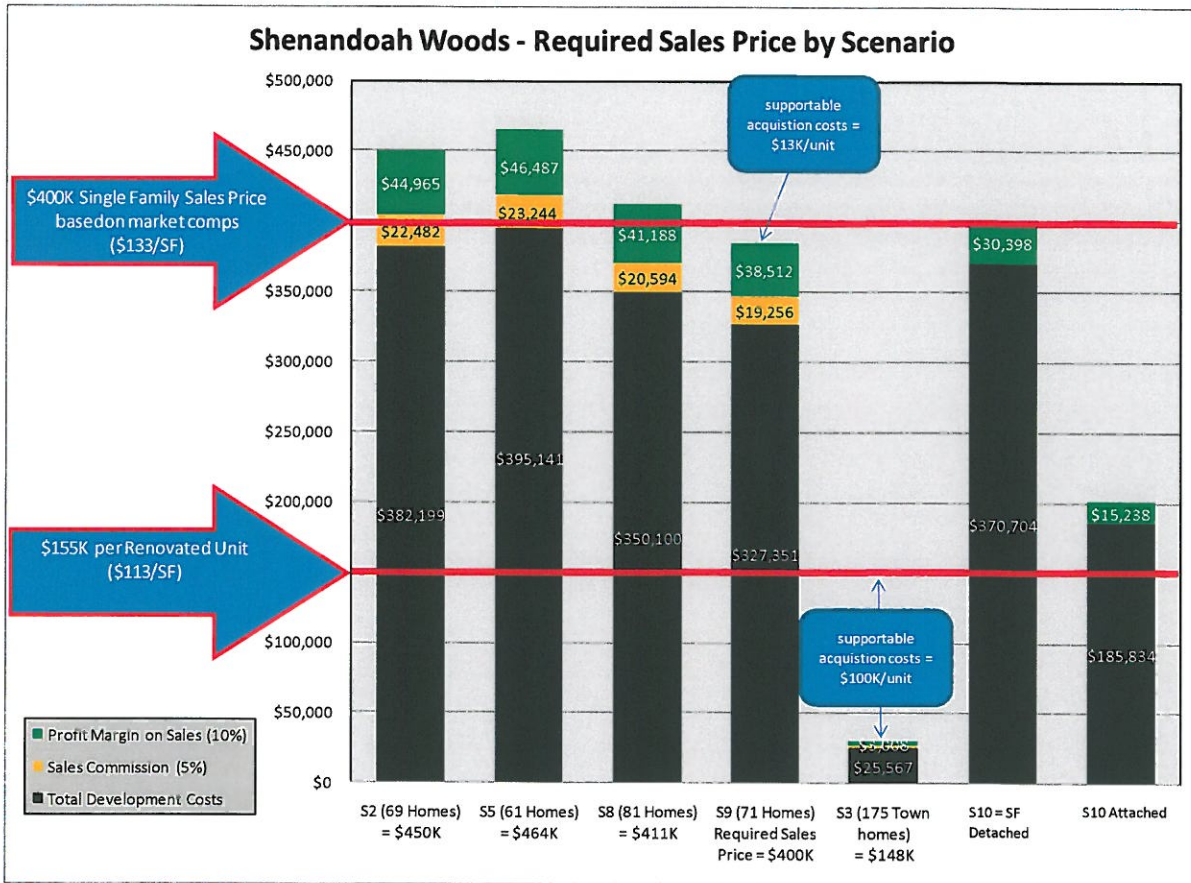
6. **Comparison of Minimum Sales Price to Comparable Sales Price** – The final step in this analysis was to compare the required sales price determine in step 4 with the likely sales price established in step 5. For each scenario, this analysis had one of two results:
 - a. *Minimum Sales Price > (greater than) Comparable Sales Price* → For the development scenarios that fell in to this category BBP determined that they were not financially feasible. This determination was made because the per unit development costs and profit margin needed for a developer to consider the project would result in minimum sales price that would exceed the amount consumers would be willing to pay for that product.

 - b. *Minimum Sales Price < (less than) Comparable Sales Price* → For these scenarios (S-3, S-9, and S-10), BBP determined that each was financially feasible and calculated the additional amount of supportable land costs (residual land value).

As graphical illustration of the results of this analysis, we have included the following chart which summarizes the review of the Shenandoah Woods scenarios:

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Investment Yield Threshold Model (For-Rent Office Scenarios):

- 1. Set Development Program** – For each of the scenarios BBP worked with WR&A to determine square footage of either new or renovated office. These development programs also detailed the number of existing units that would be demolished and other required sitework/infrastructure improvements.
- 2. Estimate Development Costs** – The next step was to estimate all development costs for each of the scenarios. These costs included demolition costs, sitework costs, hard construction costs (building structures), soft construction cost (design and permits), and financing costs. The data sources used to estimate these costs included detailed analysis from WR&A and various industry cost databases. Please note these costs do not include land acquisition. Under this analysis model, residual land value is calculated in step 5.
- 3. Determine Required Project Return and Minimum Yield (Net Operating Income/ Total Investment)** - Based on industry research and experience BBP assumed that the minimum ten year levered internal rate of return (IRR) to be 20%. To achieve this return the office scenarios would have to achieve a 9% yield or, put another way, the cash flow from operations would have equal 9% of total investment require to build/renovate the office properties.

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4. **Review Comparable Office Rents** – To establish a likely per square foot office rent rate for the two office scenarios, BBP reviewed existing office projects within the market area. Based on this analysis we determined that the renovated office space (J-8) would command \$19 per square foot, while the new office structures would achieve a rental rate of \$24 per square foot.

5. **Determine and Adjust Yield** – In both of the scenarios the yield without land costs exceeded the 9% threshold, meaning both were determined to be financially feasible. The next step was to increase land acquisition costs until the yield was equal to 9%. The table below summarizes the analysis.

Calculation of Supportable Acquisition Costs Based on Minimum Yield

	J6 10,800 SF Renovated Office	J8 17,000 SF New Office
Key Assumptions		
Office Rent (\$/SF)	\$19	23
Vacancy Rate	10%	10%

Initial Yield

A	Total Investment (\$/SF)	\$64	\$179
B	Income (\$/SF)	\$16	\$20
(A/B)	Yield without Acquisition Costs	25%	11%

Yield with Acquisition Costs

	Acquisition Costs (\$/SF)	\$108	\$33
C	Total Investment with Acquisition Costs	\$172	\$213
D	Income (\$/SF)	\$16	\$20
(C/D)	Yield with Acquisition Costs	9%	9%

Total Acquisition Costs	\$1,200,000	\$565,000
--------------------------------	--------------------	------------------

Financial Feasibility Summary Findings

Development Analysis Question: Which, if any, of the conceptual development programs considered for both the Shenandoah Woods and Jacksonville Road sites are financially feasible and, for those determined to be financially feasible, what is the residual value of the land (supportable land costs to DOD)?

Findings: The following tables summarize the findings for each of the six (6) conceptual development programs evaluated and the six (6) conceptual development programs considered for Jacksonville Road. The Alternatives with a **green** box are financially feasible; those with a **red** box are not. For the

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Shenandoah Woods Housing Area, Alternatives S-3, S-9 and S-10 are financially feasible and for the Jacksonville Road Housing Area, Alternatives

SHENANDOAH WOODS - FINDINGS SUMMARY

Scenario	Description	ALDIE (Five Buildings)	Warminster Park	Single Family	Renovated Existing Units	Feasible (Y/N)	Supportable Acquisition Costs to DOD
S-2	Demo 35 buildings & Build 69 For-Sale SF Homes	N	Y	69	-	N	NA
S-3	Renovate 175 Townhome Units - Sell	N	Y	-	175	Y	\$17,500,000
S-5	Demo 30 buildings & Build 61 For-Sale SF Homes	Y	Y	61	-	N	NA
S-8	Demo 40 buildings & Build 81 For-Sale SF Homes	N	N	81	-	N	NA
S-9	Demo 40 buildings & Build 71 For-Sale SF Homes using existing roads	N	N	71	-	Y	\$1,000,000
S-10	Mix of Single Family and Major Renovations	N	N	25*	88	Y	\$6,000,000*

*Proceeds could be used to pay DOD for property and capitalize the Homeless Assistance Fund (HAF); market comp for land value per unit may be 10% of total development cost

Alternatives J-1, J-2, and J-9 are non-profit operations that are not private development oriented. Their determination of “feasible” comes from the fact that the organizations sponsoring them have the financial backing to support the operations.

JACKSONVILLE ROAD - FINDINGS SUMMARY

Scenario	Description	New Single Family	Renovated Existing Units	Square Feet of Office	Feasible (Y/N)	Supportable Acquisition Costs to DOD
J-1	ATG Learning Center	-	6	10,200	Y	n/a
J-3	Renovate 6 Single Family	-	6	-	Y	\$575,344
J-5	Demo 6 buildings build 4 new Single Family	4	-	-	N	n/a
J-6	Renovate 6 units for office	-	-	10200	Y	\$1,105,681
J-8	Demo 6 buildings build 17,000 SF of Office	-	-	17000	Y	\$565,350
J-9	Demo 6 buildings and build BCHG offices, 5,000 sf	-	-	5,000	Y	n/a

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2.6 Preferred Alternative

The preferred alternative is the residential reuse of Shenandoah Woods and office reuse of the Jacksonville Road as described in the “R2 Residential Rehab Plan” reuse of the properties. In this section of the plan, the recommendation factors are described, including the “balance” factors. Following this is a summary of the R2 Residential Rehab Plan concept for the use of the Shenandoah Woods Housing Area and the Jacksonville Road Housing Area.

Preferred Redevelopment Plan. The preferred plan for the Shenandoah Woods and Jacksonville Road properties is the following:

- **Shenandoah Woods Housing Area:** This area is now residential in nature and is recommended to continue as R2 residential
- **Jacksonville Road Housing Area:** The Plan recommends that the entirety of the Jacksonville Road site be office use. The Ivyland Borough has written a letter of agreement for this use and prepared to rezone the property accordingly. A copy of that letter is found in the Appendix.
- **Notices of Interest**
 - The Township of Warminster NOI has been approved for a Department of Interior Open Space public conveyance of the open space areas of the Shenandoah Woods property, as generally depicted in the figure on page 30.
 - The Bucks County Housing Group NOI has been approved for a homeless conveyance of all of the property within the Jacksonville Road Housing Area in the Ivyland Borough.
 - The Aldie Foundation NOI has been approved for a homeless conveyance of twenty (20) housing units on the North side of Skyhawk Drive within the Shenandoah Woods Housing Area.

Recommended Disposal Method.

Jacksonville Road. Disposal by homeless conveyance to the Bucks County Housing Group.

Shenandoah Woods. The recommended method of disposal beyond the support of the homeless and other PBC’s described above, is by means of a negotiated sale.

This Redevelopment Plan will support the Community’s ongoing efforts to develop compatible and complementary housing areas in Warminster for working class and middle class citizens. The Shenandoah Woods Supplemental Housing Area property comprises an integral part of this redevelopment. The overall project calls for 113 residential units. Warminster Township has a vested interest in ensuring all parcels of the property are improved and redeveloped in a cohesive planned development. Through the Bucks County Redevelopment Authority, the Township will actively

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participate in the development of the property. It will be able to utilize its zoning and other governmental authority to help influence and ensure the overall success of the development project. Thus, the BRDA and Townships are likely the only entities capable of implementing the Comprehensive Reuse Plan, redeveloping the property into productive residential uses, and integrating open space, storm water management and public uses concurrently.

The negotiated sale of Shenandoah Woods has multiple benefits, which are not achievable through a public sale. A negotiated sale to the Bucks County Redevelopment Authority (RDA) will result in a public benefit (job creation and economic recovery) which would not be realized through a competitive disposal. A developer other than the RDA selected through the public sale process may elect to purchase the property for (a) immediate resale for profit, (b) speculative future land development opportunities or (c) a piecemeal approach to reuse. It is unlikely that any of the aforementioned alternatives would result in rapid reuse and recovery. However, the HLRA Reuse Plan will likely result in the development and residential revitalization of the Shenandoah Woods Housing Area with important storm water management for neighboring communities and open space for all residents of Warminster Township and surrounding environs. This significant public use purpose, which clearly results in a win-win scenario for the Warminster Township, the County of Bucks, and the local and regional communities, could not be derived except through this negotiated sale. As noted earlier, this public use purpose is achieved with the United States, as a result of the same transaction, receiving an amount that is at least equal to the fair market value of the property.

Recommendation Criteria

As described in the report above, there are three sets of recommendation criteria that the HLRA employed in assessing both the NOIs and other development alternatives. Those criteria include:

- Economic and Fiscal Benefit
- Financial Feasibility
- “Balance”: Community/Homeless/Economic Development

The findings laid out above show that the R2 Residential Rehab Plan (identified as S-10 in the analysis tables above) provides modest economic and fiscal impacts to the community and is financially feasible.

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Balance Factors

A critical component to the approval of any BRAC redevelopment plan is the assessment of how the proposed uses balances the needs of the homeless, the community and economic development, specifically:

“The LRA shall discuss (1) how the reuse plan balances the need for economic redevelopment, other types of development, and homeless assistance in the community in the vicinity of the installation, and (2) how this plan is consistent with the Consolidated Plan and other existing housing and community development plans adopted by the jurisdictions in the communities served by the LRA.”

The HLRA has gone to great lengths to make sure the community input has been heard, that homeless needs have been taken into consideration and that economic development and other factors have been considered. It is for these reasons that such a detailed market analysis, economic and fiscal analysis and financial feasibility analysis was conducted.

Regarding the Balance findings, the HLRA feels strongly that the R2 Residential Rehab Plan provides the greatest overall balance and benefit to the community. This is for the following reasons:

- The R2 Residential Rehab Plan is market feasible and sustainable
- Important office and support space for BCHG will enhance their mission
- The single family detached and semi-detached twin housing are consistent and compatible with surrounding uses
- The storm water management and retention basins included in the plan provide a necessary public benefit
- The Plan maintains existing forested buffers between this development and the existing residential communities
- The project provides housing opportunities for both start-up and up-grade housing needs.
- The R2 Residential Rehab Plan has received positive feedback from the public during the public meetings

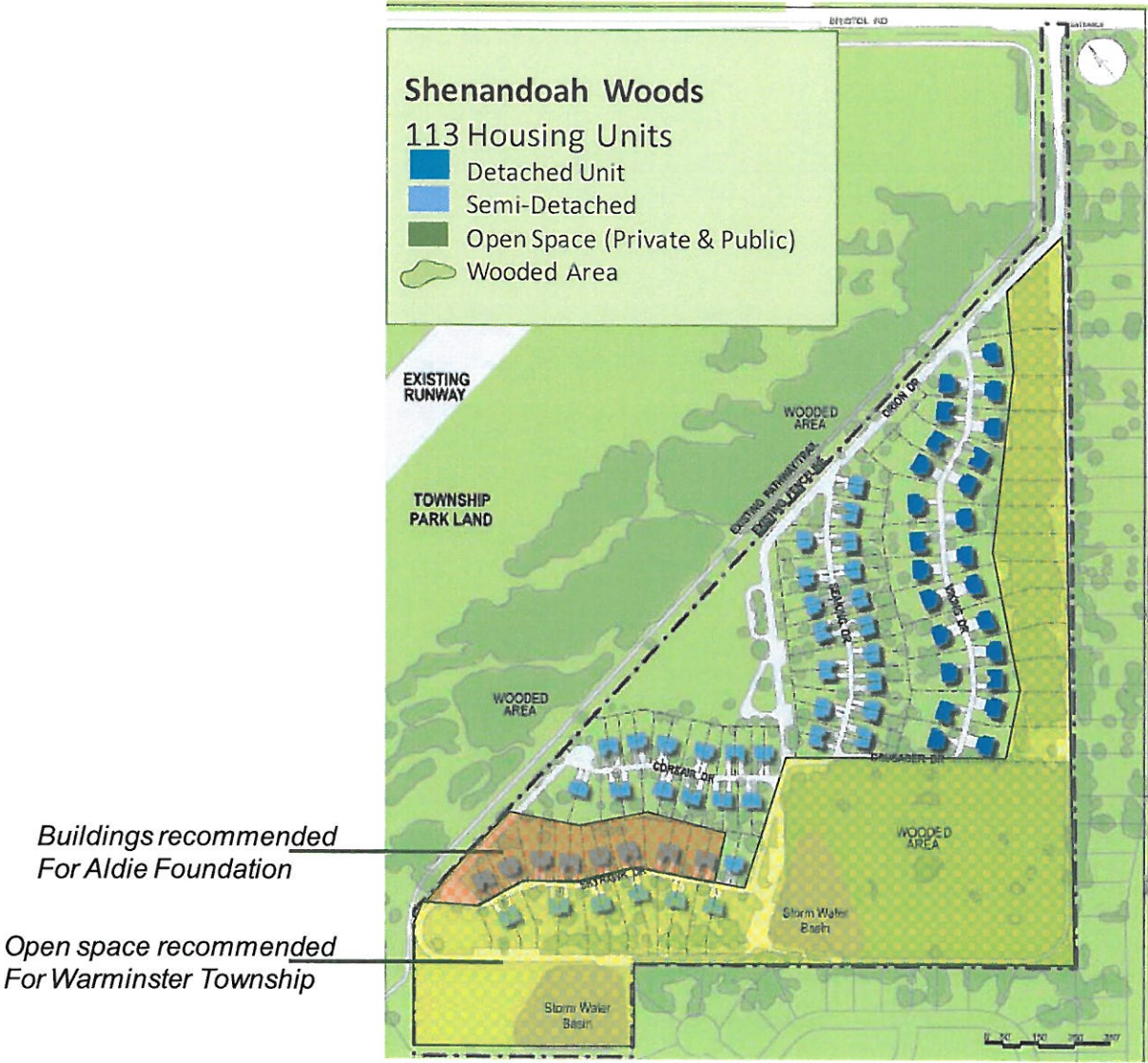
Summary of the R2 Residential Rehab Plan Concept

The R2 Residential Rehab Plan incorporates new construction and major rehabilitation construction to create a residential community with single family detached units (25) and semi-detached twin units (88). The project, properly executed, can be the catalyst to resolve several critical public needs. The amended plan will maximize the site's benefit to the public by simultaneously addressing five clear public priorities:

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- 1) Redevelop the existing site using sustainable and energy efficient development practices;
- 2) Reconfiguration of the current site so that it lowers density and creates homeownership opportunities for local residents;
- 3) Addresses existing storm water management issues;
- 4) Permanently preserve area open space; and
- 5) Minimize the public investment by leveraging private capital.

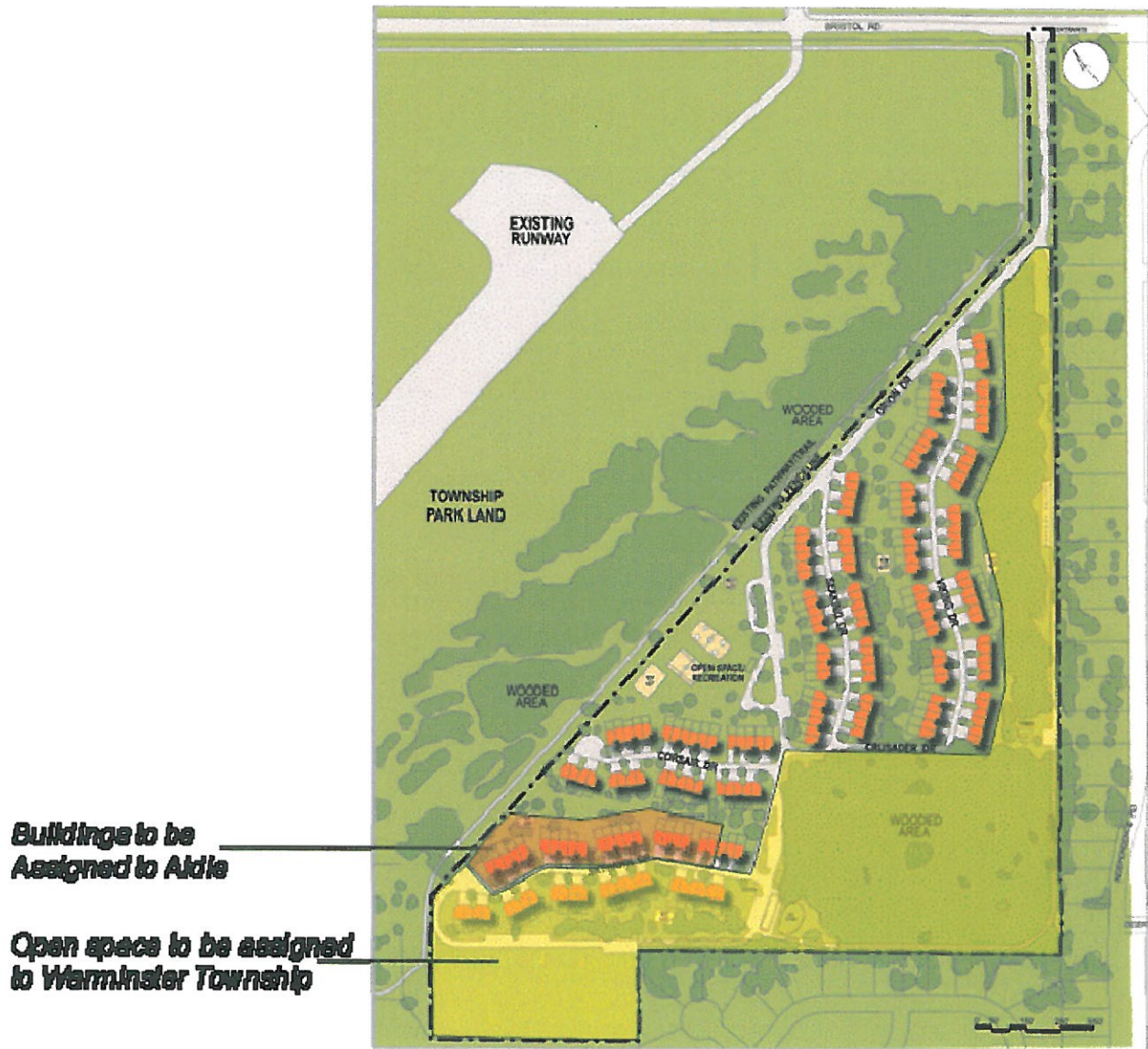
The graphics below show the site plan of the project, and building elevations for both the single family detached units and the semi-detached “twin” units.



Note: Boundaries in the graphic above are for illustrative purposes only.

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For contextual purposes, the graphic below is shown to highlight the existing site plan of the Shenandoah Woods Housing Area indicating the areas designated for Aldie Foundation and Warminster Township.



Single Family Detached. Creating detached single family homes will require substantial site demolition. At a minimum we are proposing reusing the existing building's footings and foundations and selected elements of sidewalks, curbs and roads from the existing site. The creation of these units will require a 65% reduction in the total number of homes on this part of the site. Specifically, 47 existing townhomes be permanently removed to accommodate 25 detached homes. These new 2,400 square foot homes will

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be substantially larger than the existing homes on the site and they will include attached 2 car garages (see proposed floor plan below). The estimate sales price for these units is between \$388,000 and \$412,000.



Single Family Detached Floor Plans



PROPOSED DETACHED HOMES
2400 SF
SHENANDOAH WOODS
WARMINSTER, PA

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Semi-detached Twins. The semi-detached homes will be located to the immediate west of the detached single family homes. 20% of the existing homes (39 units) must be demolished to create the 88 semi-detached homes. At a minimum, the proposed redevelopment intends to reuse the existing building's footings, foundations, sidewalk, curbing and all roads from this portion of the existing site. Assuming that there is a cost effective way to retain the some of the existing structure, these structures it will be the base upon which a new second floor is built. The expanded second floor will have a master suite and two additional bedrooms (see Floor Plan Semi-Detached Home). All kitchen and bathroom will be renovated and all fixtures and appliances replaced. This building renovation is anticipated to cost approximately \$144,000 per unit and will increase the interior square footage to 1,452. The renovated homes have an expected sales price of \$202 /sq.ft. or \$293,000 per home.

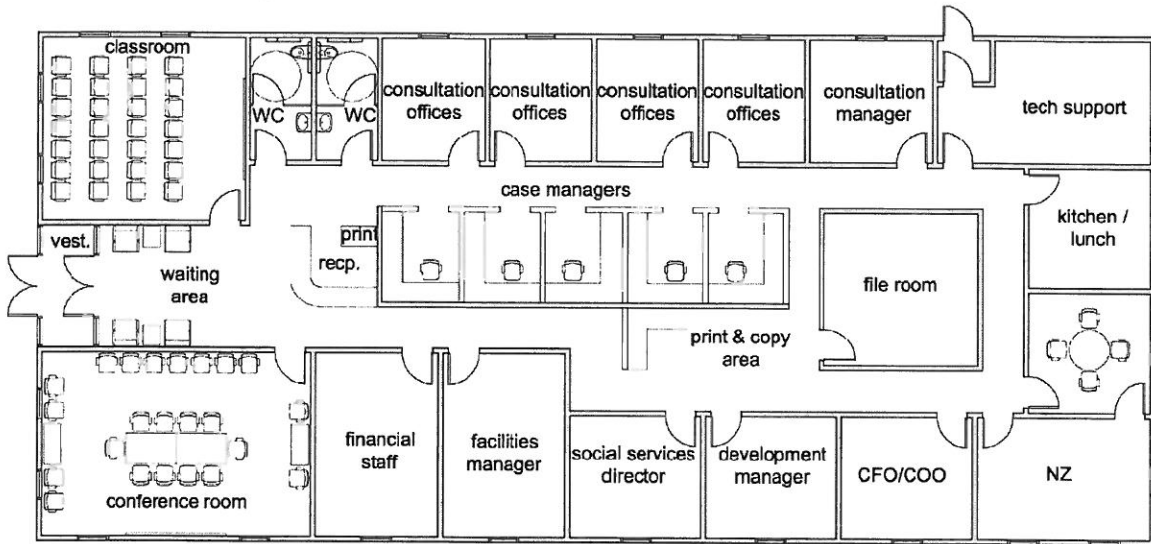
Semi-detached Building Elevations and Floor Plan



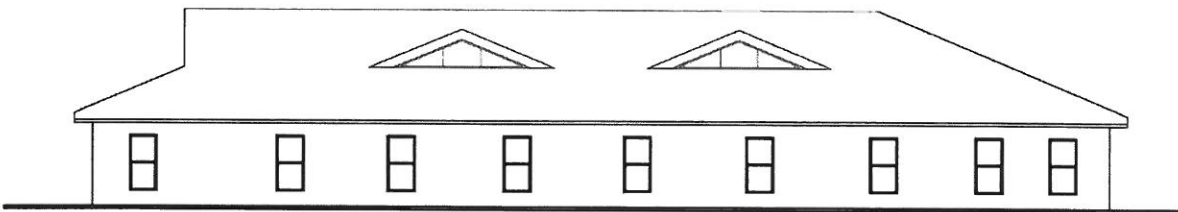
Jacksonville Road Reuse- Bucks County Housing Group Facility (BCHG). The proposed program for BCHG's is based on the organizations current space needs and projected area needs for the next 5 years. The proposed facility is a 5,000 sq. ft. one-story structure that includes a surface parking lot for 36 parking spaces. Considering the potential future needs, the location of the structure on the site allows for a reasonable expansion of an additional 1,500 to 2,000 sq. ft. The detailed proposed program is listed below:

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Proposed Facility Floor plan:



Proposed Building Elevation



BUCKS COUNTY HOUSING GROUP- PROPOSED SIDE ELEVATION

Homeless Assistance Submission

1.0 Information about Homelessness

1.1 Homeless Population

Despite the significant efforts made by the U.S. Census, the number of homeless persons is at best a speculative estimate of a population that is hard to locate, quantify and, to some extent, define. Although persons in need of services are more likely to congregate within the more urbanized portions of the County, rural areas tend to have a less visible homeless population. Whether rural or urban, addressing homelessness requires a comprehensive strategy involving a combination of housing, community, and job training services.

Between 2001 and 2003, the total homeless population in Bucks County increased by 4.7 percent from 918 to 961. The largest increases occurred in the number of single individuals (35.5 percent), followed by the number of adults in families (20.8 percent). The total number of children in homeless families declined by 9.6 percent.

Bucks County - Homeless Population in Shelters			
	2001 Survey	2003 Survey	% Change
Single Individuals	141	190	35.5%
Families	214	291	20.8%
Adults	309	348	12.6%
Children	468	423	-9.6%
Total Persons in Families	777	771	-1.0%
Total Homeless Persons	918	961	4.7%
<i>Source: Bucks County Consolidated Plan; Point-in-Time Survey</i>			

In addition, the homeless population of Montgomery County consists of approximately 629 individuals who are either in emergency or transitional shelters or are unsheltered. Of these individuals, majority of them are homeless families with children, which account for approximately 468 of the population.

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Montgomery County - Continuum of Care: Housing Gaps Analysis Chart				
Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
1. Homeless Individuals	79 (N)	29 (N)	53 (N)	161
2. Homeless Families with Children	98 (N)	54 (N)	0 (N)	152
2a. Persons in Homeless Families with Children	295 (N)	173 (N)	0 (N)	468
Total (Lines 1+2a)	374	202	53	629
Part 2: Homeless Subpopulation	Sheltered		Unsheltered	Total
1. Chronically Homeless	57 (S)		5 (S)	62
2. Severely Mentally Ill	89 (N)		-	89
3. Chronic Substance Abuse	47 (N)		-	47
4. Veterans	8 (N)		-	8
5. Persons with HIV / AIDS	1 (N)		-	1
6. Victims of Domestic Violence	49 (N)		-	49
7. Youth (Under 18 Years of Age)	0 (N)		-	0
<i>Source: Montgomery County, PA Consolidated Plan FY2005-2009</i>				

1.2 Special Needs Population

The U.S. Census breaks down special needs populations between “Institutionalized” and “Non-institutionalized”. Institutionalized persons are those living in facilities such as correction institutions, nursing homes, hospitals for the chronically ill, mental hospitals, and juvenile institutions. As of 2000, there were nearly 5,800 institutionalized Bucks County residents. The majority were seniors (87.2 percent) living in nursing homes. The non-institutionalized special needs population is made up of over 3,200 individuals, with the vast majority (69.9 percent) being between the ages of 18 and 64. Over 2,000 persons (62.7 percent) live in group quarters sponsored by local non-profit organizations, such as those providing services to the mentally disabled. Housing and access to support services (e.g. – medical care, social services, and transportation) seems to be a common need. Most of the housing affordable to this group tends to be located in Lower Bucks and the more urbanized areas, where, by and large, many of the agencies providing support services are located.

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Bucks County - Special Needs Population					
	Male	% of Total	Female	% of Total	Total
Institutionalized	2,224	100.0%	3,571	100.0%	5,795
<i>Under 18</i>	202	9.1%	86	2.4%	288
<i>18 to 64</i>	1,163	52.3%	372	10.4%	1,535
<i>65+</i>	859	38.6%	3,113	87.2%	3,972
Group Quarters Type	2,224	100.0%	3,571	100.0%	5,795
<i>Correctional Institutions</i>	714	32.1%	84	2.4%	798
<i>Nursing Homes</i>	978	44.0%	3,223	90.3%	4,201
<i>Hospitals (Chronically Ill)</i>	3	0.1%	4	0.1%	7
<i>Mental Hospitals</i>	106	4.8%	22	0.6%	128
<i>Juvenile Institutions</i>	49	2.2%	20	0.6%	69
<i>Other Institutions</i>	374	16.8%	218	6.1%	592
Non-Institutionalized	1,509	100.0%	1,720	100.0%	3,229
<i>Under 18</i>	213	14.1%	127	7.4%	340
<i>18 to 64</i>	1,157	76.7%	1,100	64.0%	2,257
<i>65+</i>	139	9.2%	493	28.7%	632
Group Quarters Type	1,509	100.0%	1,720	100.0%	3,229
<i>College Dormitories</i>	539	35.7%	664	38.6%	1,203
<i>Military Quarters</i>	0	0.0%	0	0.0%	0
<i>Other</i>	970	64.3%	1,056	61.4%	2,026
Source: Bucks County Five-Year Consolidated Plan (2005-2009)					

The special needs population in Montgomery County consists mainly of elderly and physically disabled individuals.

Montgomery County - Special Needs Populations		
Special Needs Sub-populations	Priority Need Level	Population
Elderly	Medium	3,962
Mental Illness	High	300
Physically Disabled	High	3,104
Persons w/ Alcohol / Other Drug Additions	Medium	30
Persons w/ HIV / AIDS	High	Not Quantified
Children and Youth	High	Not Quantified

1.3 Priority Homeless Needs Assessment

The following is the Bucks County Five-Year Consolidated Plan housing priorities. Priority Needs are defined as follows:

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- High Priority: Activities to address this need will be funded by the program during the five-year term of this Consolidated Plan.
- Medium Priority: Activities that are of lower priority, but still may be funded during this five-year period.
- Low Activity: Activity will not be funded during the five-year period.

To establish priorities, an analysis for both cost-burdened renter and homeowner households was conducted. The analysis revealed that the housing cost burden seems to be particularly more acute for households qualifying as very low income (i.e. – earning 30 percent or less of median) and low income (i.e. – earning between 31 percent and 50 percent of median). Therefore, the priority for both of these two income groups was classified as high. The priority for households earning between 51 percent and 80 percent of median income was classified as median.

Bucks County - Housing Needs, Priorities, & Goals (2005-2009)						
Priority Housing Needs (Households)		Priority Need Level		Total Estimated Needs	Long-Term Goals 2005 / 2009	Short-Term Goals FY 2005
		Income Level	High, Medium, Low			
Renter	Small Related	0% - 30%	H	1,000	5	-
		31% - 50%	H	500	5	-
		51% - 80%	M	100	20	5
	Large Related	0% - 30%	H	1,000	5	-
		31% - 50%	H	1,000	20	-
		51% - 80%	M	500	20	5
	Elderly	0% - 30%	H	300	10	-
		31% - 50%	H	500	25	10
		51% - 80%	M	50	75	50
	All Other	0% - 30%	H	300	10	-
		31% - 50%	H	600	60	-
		51% - 80%	H	500	30	-
Owner	0% - 30%	H	1,000	10	-	
	31% - 50%	H	4,000	100	10	
	51% - 80%	H	7,000	100	10	
Special Populations		0% - 80%	H	1,000	60	5
Total Needs				19,350	-	-
Total Goals					555	95
<i>Source: Bucks County Five-Year Consolidated Plan (2005-2009)</i>						

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Housing priority needs for Montgomery County are provided in the table below, and estimate a total goal of 475 proposed accomplishments ranging from renter occupied to owner occupied households.

Montgomery County - Housing Priority Needs					
Households by Type and Income		Priority Need Level		Unmet Need	Proposed Accomplishments
Renter	Small Related	0 - 30%	High	1,215	20
		31 - 50%	High	1,401	50
		51 - 80%	Medium	1,402	-
	Large Related	0 - 30%	High	346	20
		31 - 50%	High	273	20
		51 - 80%	Medium	283	-
	Elderly	0 - 30%	High	2,078	50
		31 - 50%	High	2,192	140
		51 - 80%	Medium	1,449	-
	All Other	0 - 30%	High	1,653	10
		31 - 50%	High	1,614	30
		51 - 80%	Medium	1,736	-
Owner	0 - 30%	High	4,921	20	
	31 - 50%	High	5,199	30	
	51 - 80%	Low	5,908	-	
Home Purchasers	0 - 30%	Medium	-2	5	
	31 - 50%	High	-2	30	
	51 - 80%	High	-2	50	
Special Needs		0 - 80%	High	-	-
Total Goals					475
<i>Source: Montgomery County, PA Consolidated Plan FY2005-2009</i>					

1.4 Homeless Services

Bucks County has been working for several years to prevent homelessness. The County's system includes outreach and assessment, emergency shelter, transitional housing, permanent housing, and other services to prevent homelessness.

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Homeless Prevention Programs		
Program	Agency	Assistance
Rental Assistance	Bucks County Opportunity Council; PennDel Mental Health / Mental Retardation	Rental Assistance (State Housing Assistance Program); Security Deposits; and, One-Time Rent to Prevent Eviction
Utility Assistance	Bucks County Opportunity Council	Utility Payments
Mixed Emergency Housing / Utility Assistance	Various Churches, Charitable Organizations	Rent, Utilities, and Short-Term Motel
Counseling	Bucks County Opportunity Council & Family Service Association	Family / Housing Counseling for Low Income Households
Mortgage Assistance	Bucks County Housing Group	Payment Assistance (PA HEMAP through PHFA)
<i>Source: Bucks County Five-Year Consolidated Plan (2005-2009)</i>		

Bucks County has also utilized other homeless outreach and assessment programs to provide assistance and support to homeless and special needs individuals and families.

Homeless Outreach & Assessment Programs		
Program	Agency	Assistance
Outreach Street Homeless	American Red Cross - Lower Bucks Chapter; PA Drug and Alcohol Commission; Bucks County Department of Children & Youth; PATH Program	Homeless Hotline and Transportation to Shelters; Assessment and Treatment; Assessment, Counseling, and Shelter; MH/MR Referrals Shelters, Hospitals, Case Managers
Outreach Other Homeless Persons	Homelessness: Network (Human Services Agencies) and Non-Network (e.g. police, schools); Mental Health: PATH Program; Domestic Abuse: A Woman's Place; Veterans Assistance (Bucks County Military Affairs); Substance Abuse (PA Drug & Alcohol Commission); HIV / AIDS (Family Services); Youth (Intermediate Unit, Children and Youth)	Referrals; Domestic Violence Hotline; Health Clinic; Assessment and Treatment; AIDS Hotline, Education; and, School Enrollment, Service Referral, Foster Care
<i>Source: Bucks County Five-Year Consolidated Plan (2005-2009)</i>		

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1.5 Identified Gaps in the Continuum of Care

The purpose of the Humans Services Housing Coalition is to identify needs and resources to address the various conditions and symptoms of homelessness. Participations include homeless shelters, housing developers, housing operators, and the providers of education, counseling, health care, and substance abuse treatment. The focus of program assistance is to engage preventative efforts, and the expansion and improvement of homeless services and prevention efforts, along with expansion of facilities (beds for emergency shelters and transitional homes). Homeless prevention will be concentrated on services such as Voucher rental assistance, housing counseling, emergency financial assistance (for rent and utilities), domestic violence counseling, substance abuse treatment and prevention. Emergency and Transitional housing will be supported. The County will promote the transition of homeless individuals and families to self-sufficiency through funding of permanent supportive and transitional housing.

Continuum of Care - Housing Gap Analysis				
		Current Inventory	Under Development	Unmet Needs / Gap
Individuals	Emergency Shelter	32	0	63
	Transitional Housing	318	0	31
	Permanent Supportive Housing	131	0	134
	Total	481	0	228
Persons in Families with Children	Emergency Shelter	67	10	42
	Transitional Housing	0	0	20
	Permanent Supportive Housing	1	0	24
	Total	68	10	86

Source: Bucks County Five-Year Consolidated Plan (2005-2009)

1.6 Inventory of Homeless Facilities

The Buck's County Housing Authority is a public non-profit government entity. The Housing Authority manages the County's public housing inventory, constructed mostly with federal funding. The Housing Authority can issue bonds to finance improvements, construction, or reconstruction of its facilities, and propose capital improvements, development, demolition, or disposition of public housing developments.

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Public Housing Units			
Project Name	Municipality	Occupants	Units
Bensalem Woods	Bensalem Township	Elderly	48
Grundy Hall	Bristol Township	Elderly	130
Grundy Gardens	Doylestown Township	Elderly	152
Grundy House	Quakertown Borough	Elderly	152
Grundy Manor	Telford Borough	Elderly	120
Grundy Tower	Bristol Township	Elderly	176
MacIntosh Regency	Tullytown Borough	Elderly	100
LaMont Plaza	Bristol Township	Elderly	60
Miriam Wood Brown Village	Perkasie Borough	Elderly	128
Total Elderly Public Housing Units			1066
PA 51-8	Bristol Borough	Family	13
Sellersville Heights	Sellersville Borough	Family	60
Venice Ashby, Phase I	Bristol Borough	Family	62
Venice Ashby, Phase II	Bristol Borough	Family	61
Total Family Public Housing Units			196
<i>Source: Bucks County Five-Year Consolidated Plan (2005-2009)</i>			

Bucks County Assisted Rental Housing Units					
Housing Project Name	Program	Location	Total	Family	Elderly
Bristol Gardens	221(d)(3)	Bristol Township	392	392	-
Country Commons	236	Bensalem Township	352	352	-
Foxwood	236	Middletown Township	304	304	-
Venice-Ashby I & II	Public / 8	Bristol Township	123	123	-
Crown Square	-	Bristol Township	22	22	-
Grundy Towers	Public	Bristol Township	176	-	176
Grundy Manor	23	Telford Borough	120	-	120
Center Square Towers	236	Doylestown Borough	352	-	352
Grundy House	515 / 8	Quakertown Borough	152	-	152
Galilee Village	8	Perkasie Borough	120	-	120
Grundy Hall	8	Doylestown Borough	152	-	152
Miriam Wood Brown Village	515 / 8	Perkasie Borough	127	-	127
Charter Arms	8	Warminster Township	118	-	118
Gloria Dei Plaza	202	Newtown Township	110	-	110
Grundy Gardens I & II	Public / LIHTC	Bristol Township	190	-	190
Warminster Heights	8	Warminster Township	746	746	-
Section 8 Existing	8	Countywide	2991	2068	923
Meadow Glen	515 / 8	Hilltown Township	90	90	-
Washington Glen	515 / 8	Telford Borough	44	44	-
Bensalem Woods	Public	Bensalem Township	48	-	48
Sellersville Heights	515 / 8	Sellersville Borough	60	60	-
Morrisville Presbyterian Apts	202	Morrisville Borough	99	99	-

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MacIntosh Regency	Public	Tullytown Borough	100	-	100
Bristol Borough Rehab	Public	Bristol Township	13	13	-
Silver Lake Plaza	-	Bristol Township	15	15	-
Robert Morris Apts	-	Morrisville Borough	38	38	-
Spring Street Apts	-	Bristol Township	24	24	-
Towpath Apts	HOME	Morrisville Borough	17	17	-
Fountainville Apts	HOME	New Briain Township	11	11	-
Galilee Pavilion	HOME	Falls Township	50	-	50
Penn Gardens	202	West Rockhill Township	20	-	20
Ashland Manor	HOME	Perkasie Borough	36	-	36
Olde Town Manor	HOME	Perkasie Borough	15	-	15
Bucks Villa	811	New Hope Borough	8	8	-
Co-Mans	811	Middletown Township	8	8	-
Libertae	HOME	Bensalem Township	16	16	-
Dual Diagnosis	HOME / SHP	West Rockhill Township	16	16	-
Four Agencies	Shelter+Care	Four Sites	24	24	-
Bensalem Apts	HOME	Bensalem Township	53	-	53
Coleman Court	HOME	Morrisville Borough	5	5	-
New Hope Manor	HOME	New Hope Borough	90	-	90
IHDC Sellersville	HOME	Sellersville Borough	21	21	-
Bridgewater Court	HOME	Bensalem Township	5	5	-
Cornwells Heights	HOME / HTF	Bensalem Township	60	-	60
Scattered Site	HOME / HTF	Countywide	40	40	-
Croydon Court	HOME / HTF	Bensalem Township	12	12	-
Total			7585	4573	3012
Source: Bucks County Five-Year Consolidated Plan (2005-2009)					

2.0 Notices of Interest (NOI's)

The HLRA conducted an outreach meeting in April 2009 further describing the BRAC process and announcing that all Notices of Interest (NOIs) from homeless service providers and potential public benefit conveyances would need to be received by the HLRA no later than 4:00 on July 15, 2009. At the time the NOI period ended, four (4) Notices of Interest had been submitted for the Shenandoah Woods property, the Jacksonville Road property, or a combination thereof. Each of the NOIs is described briefly below. Complete copies of each can be found in the appendix to this submission. Of the four (4) NOIs, a portion of the TRF/BCHG has been rejected by HUD/DOD however the BCHG office request is still under consideration.

2.1 *Aldie Foundation*

This NOI seeks five buildings, containing 20 residential units, on the Shenandoah Woods Housing Area in the southwest corner of the site, to house an average of 10 families and 16 individuals, a full time resident advisor/supervisor, and clinical support programming. The buildings will be used for a long term family transitional housing program targeted to individuals and families who are in recovery (minimum 12 months clean and sober) but who lack adequate housing, meeting the definition of homeless as defined by the McKinney-Vento Act.

The program entitled, "The Passage," would provide the final steps of an individual's and family's road to recovery. The program will be targeted to persons who have established a recovery program, or are following their placement in sheltered housing or halfway house experiences, where they have gained a period of sobriety and some of the life skills required to maintain sobriety. In line with the McKinney-Vento Act's definition of homeless, and inclusive of a solid recovery program, the following persons will be targeted: persons forced to share housing with other individuals due to economic hardship and lack of affordable housing; or, persons who are living in hotels or motels due to lack of alternative adequate housing; or, persons, following their placement in shelters, recovery houses or halfway houses, where they have gained a period of sobriety and some of the life skills required to maintain sobriety, but lack adequate housing upon discharge.

"The Passage" would create a therapeutic community and a network of support while allowing the individual further development of coping and independent living skills. For some, "The Passage" program would also provide a family preservation opportunity for those families that have struggled with chemical dependency, lost many of the supports and opportunities as a result of their addiction, and have inadequate housing to support a recovery lifestyle. Given the variations in paths of recovery for different individuals, and families, for some "The Passage" program will equate to permanent supportive housing;

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for others it will provide the stability and skills necessary to transition to independent living. Ongoing drug and alcohol treatment, parenting skills training and occupational skills development counseling would be provided as necessary, and community group supervision would be provided 24/7.

“The Passage” program will support expansion of the Bucks County Recovery Community and the availability of not only permanent and long term transitional living opportunities but of supportive services designed to assist in long term recovery, family preservation, prevention of future generations of persons with chemical dependency, and occupational and social skills development for persons in recovery, strengthening the Bucks County Community.

This program will receive referrals to and refer to shorter term transitional D&A housing as needed. The program will also be coordinated with other homeless programs when there is need for placement of persons meeting the admission requirements of the Passage program. Coordination will occur through the Foundations existing network of contacts and by targeted case-managers and peer recovery specialists.

According to the NOI submission, the Aldie Foundation does not currently possess real estate suitable for the proposed program.

The program could be up and running with 3 months of announcement of award.

Buildings/Property Necessary to carry out the Program. The Passages program as defined above will require twenty (20) townhouse units located in the "Shenandoah Woods" military townhouse complex. Units include: 566,568,570,572,574,578,580,582,584,586,588,590,592,594,596,598,600,602, 604, Skyhawk Drive. *(Note: The specific units requested by Aldie conflict with the request by Warminster Township for open space. Aldie's request will be accommodated by assigning the following units to Aldie: 571, 573, 575, 577, 579, 583, 585, 587, 589, 595, 597, 599, 601, 603, 607, 609, 611, 613, 617 and 619 Skyhawk Drive).* The units are suitable for the proposed use as independent living quarters for individuals and families with up to 3 children as currently configured with no need for renovations or improvements. They will meet the needs of homeless families and individuals throughout Bucks County, who are in need of homes that can provide a supportive recovery community, and services that will improve resident's ability to sustain long term recovery, housing and family preservation, while pursuing educational and occupational opportunities and developing life and recovery skills. Residents will also support each other in their recovery improving self esteem and creating an expanded recovery community.

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The Aldie Foundation NOI requested a deed transfer of the identified properties. The current land use and zoning will need to accommodate residential R1 uses. As such, no change should be necessary, nor is any rehabilitation or construction anticipated or necessary for the proposed use.

2.2 ATG Learning Academy

ATG Learning Academy proposes to use the six existing buildings in the Jacksonville Road Housing Area to create an educational campus environment. ATG proposed to use four of the buildings for academic departments (History and Science; Math and English; Reading and Writing; and Art, Music and a Computer Science Lab), one building for administration, and one building for multi-purpose functions including a cafeteria, an assembly room, a library and a small gym.

ATG, due to its stated goals of maintaining a 4:1 student/teacher ratio does not foresee the need to materially alter the current layout of the four proposed academic buildings or the administration office. However, due to the anticipated functions of the proposed multi-purpose building, modifications may be necessary. The extent of the modifications will be determined based on a final design and cost projections. ATG Learning Academy is a private, non-profit, licensed co-educational school servicing students with Learning Differences. They are licensed through the Pennsylvania Department of Education and follow the state curriculum. ATG is the only school accepting students who are two or more years behind in reading. ATG specializes and uses Wilson Reading System to teach their non-readers. ATG teaches students from grades 1st through 12th opening the school after hours as a center to tutor other academic subjects.

Their flexible, customizable teaching methods are tailored to each students needs. This enables them to proceed onto higher education, or reintegrate back into public school (should they wish). At ATG they analyze and determine what each individual student needs and offer them our broad selection of programs and methods of instruction.

ATG Learning Academy enrollment is growing monthly; they are seeing a huge need for their services from many counties. They are currently accepting students from Bucks County, Montgomery County, Philadelphia, and Chester County. Their enrollment in September 2008 was thirteen students and this September their enrollment is thirty-two; with the goal to have forty by the end of the school year. ATG does not want to exceed more than forty per school; they want to maintain their quality of education through the small student classroom. They need extra space for the school to grow and in order to provide excellent education to the students in their communities.

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Currently ATG is renting a building in a light industrial park in Warminster, PA. Although the space is currently sufficient, they are limited in their ability to modify the building to suit the needs of their school. This limitation pertains to both academic constraints (student enrollment and course expansion) and environmental constraints. They need an assembly room, larger library and bigger gym. Also, there is no outdoor area for outside activities. The students currently play in the parking lot, and the multipurpose building would allow a dedicated space for physical activities.

The History / Science, Math / English, Reading / Writing buildings will most likely need little to no changes to be immediately put into use. Larger bedrooms will be turned into classrooms, the closets will be dedicated to storage of materials such as binders, or they will be turned into built-in shelving for textbooks. The smaller rooms marked as 'Storage' will most likely be turned into one on one classrooms. The Art / Music / Computer Science Lab will outfit the bedrooms into private labs with no more than six computers each for small, intimate computer classes and the kitchen will be outfitted into an Art room, as it has access to a sink. Parking would be designed to open spaces. The Garages, if not being used for their original purpose for housing cars temporarily for faculty, will be used for storage. Their need to store paper and other types of materials increases every year.

The ATG NOI requests a deed transfer of the property from the United States Department of Education through NAS-JRB. Ownership of the property by the Local Redevelopment Authority at a no cost lease to ATG, while not the preferred alternative, would be considered upon further clarification. They would need further clarification then on several issues such as who would be responsible for maintenance of the facilities, length of the lease, procedures and abilities to make future modifications to the site, etc. ATG would need to go before the Ivyland Borough and request a zoning variance for the school.

The ATG NOI state that their proposed use requires little changes to be made to the facilities in order to begin teaching students. Due to their stated goals of maintaining a 4:1 student to teacher ratio they do not foresee the need to materially alter the current layout of the four proposed academic buildings or administration office at this time. However as time goes on, they may wish to make changes such as described in their full NOI. The extent of these modifications will be determined based on a final design and cost projections. Tearing out walls to make a larger great room in the Gym / Cafeteria / Assembly building may be necessary. Modifying bathrooms so that they are easier accessible from the hallways rather than one classroom may also be necessary in the future. Further modifications to the bathrooms so that there is a separate bathroom for both genders will most likely be considered in the future, but are immediately not necessary.

2.3 *The Reinvestment Fund/Bucks County Housing Group*

The TRF/BCHG NOI encompasses two components, including both The Reinvestment Fund and the Bucks County Housing Group's goals for redevelopment. The Reinvestment Fund component of the NOI seeks the Shenandoah Woods Housing Area for residential redevelopment, and the BCHG component of the NOI seeks the Jacksonville Road Housing Area for BCHG office redevelopment. For the purpose of clarity, and because the TRF portion of their overall Plan has been rejected by the HLRA, we have separated the two components of their NOI in the descriptions below.

Shenandoah Woods Site

The revised TRF/BCHG NOI proposes to 1) redevelop the site in a manner that is more consistent with the surrounding area; 2) preserve the open space so that it remains a permanent asset of the community; 3) address the long-standing storm water problems in the area; and 4) utilize the redevelopment and sale of the properties to capitalize the Homeless Trust Fund (HTF), which homeless advocates have been seeking. Once this site is converted to private ownership, it will be added to the Township's tax base providing revenue for the County, Municipality and School District. This portion of the NOI sees the conveyance and redevelopment of the site as the beginning of a long term endeavor that will continue through the HTF. As previously stated the sale of the homes will capitalize the HTF. As part of the HTF oversight, TRF, BCHG and Warminster representatives will form the initial directors of the HTF Board of Advisors who will approve all distributions of the funds to Bucks and Montgomery homeless programs.

Accordingly, it is clear that the redevelopment of the Shenandoah Woods site is a magnificent opportunity. Properly executed, the site's redevelopment can be the catalyst to resolve several critical public needs. The amended plan will maximize the site's benefit to the public by simultaneously addressing 6 clear public priorities:

- 1) Create a long term and sustainable resource to reduce or eliminate the area's homeless population;
- 2) Redevelop the existing site using sustainable and energy efficient development practices;
- 3) Reconfigure the current site so that it lowers density and creates homeownership opportunities for local residents;
- 4) Address existing storm water management issues;
- 5) Permanently preserve area open space; and
- 6) Minimize the public investment by leveraging private capital.

Federal regulations governing the redevelopment of the site require that a priority consideration be given to the area's homeless population. The "area" in this case encompasses both Bucks and Montgomery Counties. Based on the size of the area, which encompasses 1,100 square miles with a population of 1.4 million residents, it is clear that using a single site to serve the population of approximately 1,000 homeless families and individuals is neither in the homeless community's nor the region's best interest.

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The leading homeless experts in Bucks and Montgomery Counties recognize that the homeless need is not centralized or uniform; they believe that the best tool to manage and eliminate the area's homelessness issues is through a dynamic resource to meet the challenges of the many separate municipalities located in the area. Based on this recommendation, Warminster Township, TRF and Bucks County Housing Group partnership (The Partnership) is seeking to redevelop Shenandoah Woods as a means to capitalize a Homeless Trust Fund (HTF). It is recognized that Bucks County Housing Group is the largest homeless provider in Bucks County, and given their existing portfolio of services in the geographic area, it is clear that they have the greatest capacity to lead the consortium and be the partner with the TRF on this NOI.

The Partnership's sustainable redevelopment of the site seeks to maximize the benefit for the homeless and unlock the open space that has been inaccessible to the surrounding community. The Partnership recognizes that both the housing units and the entire site could be well designed and would be valuable assets.

Currently, most of these homes are in good condition and occupied; the optimal site reuse should seek to utilize as much of the existing housing and site infrastructure where possible. During the NOI's public comment process it became evident that there is a strong public desire to reduce the number of units at Shenandoah Woods. In addition, during public comment it was clear that local residents were skeptical that the needs and desires of the surrounding community would be addressed in a straight reuse of the existing units. In an effort to incorporate the clearly stated desires of the local community, the TRF/BCHG has offered a refinement and amendment to their initial NOI.

Although the amended plan will reduce the total number of homes located at Shenandoah Woods, the TRF is still focused on preserving and reusing much of the existing infrastructure and housing and ensuring that the site's open space remains intact. Fortunately, the site is very well designed with excellent open space which will allow for the redevelopment into a quality for-sale residential community. To do this we propose: 1) placing a conservation easement on the existing open space to ensure that the wooded and undeveloped areas are preserved; 2) utilizing much of the existing home footprints but lowering the sites residential density by 43% from 199 to 113 homes. The density reduction will be done through a process of targeted demolition, which will allow for detached and semi-detached single family homes. This amended site plan seeks to better conform the site to the current zoning while recognizing the need to preserve some aspects of the existing homes; and, 3) improving the Township's storm water management with regards to the impact of the Shenandoah Woods property affect on surrounding neighborhoods, which has long be a problem for local residents.

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The targeted demolition combined with the conversion from rental to homeownership requires significant capital investment. Specifically, the TRF/BCHG NOI will a) combine and demolish 86 units to create a lower density site b) retrofit all homes to increase square footage and marketability; c) upgrade systems for energy efficiency, d) create a planned community to address ownership and maintenance of all infrastructure, roads, and open space; e) upgrade utility connections and meters, and f) decrease the amount of impervious material and increase the groundwater penetration throughout the site; e) market and sell homes. Fortunately, the capital investment is borne by TRF and the buyer, not the public sector, and the actual sales revenue far exceeds the development cost. These revenues will be used to capitalize the HTF.

The Partnership believes that the following plan is the best interest of the Warminster Township and Bucks and Montgomery Counties homeless population. The following are key elements of the proposed reuse of the Shenandoah Woods housing site:

1. Create a sustainable Homeless Trust Fund (HTF) fund to meet the needs of the homeless population residing in Bucks and Montgomery Counties. Initially capitalized by a \$1 million advance from TRF, the HTF will be funded by redeveloping and selling up to 113 homes in Shenandoah Woods. The TRF/BCHG will subdivide, demolish, redevelop and rehabilitate 113 individual units known as Shenandoah Woods at prices between \$286,000 and \$412,800, the sales proceeds will be given to the HTF to support homelessness services throughout Bucks and Montgomery Counties.
2. Create a more effective storm water management plan for the site. The proposed design is to create two storm water basins and multiple vegetated swells designed for a 100-year storm: to achieve this plan it is proposed to route the storms from the east basin (existing area) to the west basin -in front of the townhouses (see engineering plans). This storm water management plan will also incorporate conservation easements for all existing park and open space areas at the Shenandoah Woods site. All of buildings, land development, subdivision and storm water management are subject to subsequent review and approval by the appropriate state and local jurisdictions.

Jacksonville Road Site

In an effort to incorporate the clearly stated desires of the local community and best serve the homeless population, as defined by HUD, the BCHG's portion of the TRF/BCHG plan has offered a refinement and amendment to their initial NOI. The following are the key elements of the proposed use by Bucks County Housing Group regarding the second housing site, the site along Jacksonville Road (formerly owned by the Naval Air Warfare Center Warminster – NAWC Warminster).

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The revised TRF/BCHG NOI proposes the conveyance of the Jacksonville Road site to Bucks County Housing Group for the redevelopment as BCHG's office in order to: 1) demolish the existing housing on the site; and 2) construct a 5,000 sf office space to expand homeless services in the area.

Currently, BCHG operates out of a rented office space that is inadequate for its needs. The facility lacks classroom and conference space, and BCHG must frequently rent or borrow space for its homeless programs and services, including Continuum of Care meetings. Staff currently share space and must rotate scheduling in order to ensure client privacy for case management and counseling services. The current facility also lacks storage for donations, clothing and food drives for the community pantries, as a drop off location. A new building designed for homeless services will allow better service delivery and more productive use of resources. Specific homeless services and activities that will be performed on the site are the following:

- Administering the HUD Emergency Shelter Grant (ESG), training, facilities planning, and providing direct support services to clients involved in the ESG program;
- Administering the HUD Supportive Housing Program grant (SHP), providing training, and direct support services to the homeless involved in the SHP programs;
- Managing HUD's Homeless Management and Information System (HMIS) data management program, including client intake, data collection, data input and regulatory required reports;
- County Bridget Housing and Transitional Housing case management, and program management services;
- County and other funded supportive housing program and case management services;
- Workshops and training for Continuum of Care members, and members of the community;
- Food Pantry administration, management and program support (via FEMA, state, and private funding);
- HUD Homeless Prevention and Rapid Rehousing (HPRP) ARRA funded program administration;
- Rapid Rehousing case management, stabilization services, housing locator services, landlord outreach, fair housing classroom training, prepared renter training, financial and housing counseling, and mediation;
- Homeless Prevention Programs, including financial counseling, web-based locator system;
- Administering HUD CDBG programs for client counseling, shelter programs, and facility management;
- Managing the Wheelz2Work program, providing transportation for shelter clients; and
- Managing the Volunteer Coordinator program that provides resources and services to homeless shelter clients.

It is anticipated that the new office will be used to expand existing services for homeless families and individuals, as current service needs include housing relocation and stabilization, case management

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services, transportation, employment and vocational. In addition to expanding existing services, the Jacksonville Road site is an excellent location for the proposed office space use, and is clearly capable of supporting the proposed expansion of the program. Without the conveyance of this property along Jacksonville Road, the program design and expansion will not occur, as BCHG does not possess real estate suitable for the proposed project expansion to meet the needs of the community at large.

Final Revision of the Bucks County Portion of the NOI. Subsequent to the submission of the above referenced revised joint plan, BCHG resubmitted their portion of the NOI, revising the NOI to respond to HUD's preliminary reuse of the Jacksonville Road site for BCHG office use. The site needs to be cleared and predevelopment work will commence upon notification of the approved property transfer of the residential units. BCHG proposes to construct a new single-story 5,000 sf office building, to meet and address the needs of the area's homeless population, through the means as listed above. While social services and homeless assistance programs will be expanded to clients and delivered at this property, it will not be used for shelter or any other residential use.

In addition, prior to the conveyance of the property from the Department of the Navy, BCHG and other interested parties (including Warminster and Ivyland) will work together in securing all soft financing needed to develop the office facility. Included in this funding, will be all predevelopment and planning funds. The time frame for the process of approval will last approximately 12 months, with construction occurring immediately following the zoning and planning approvals. BCHG will secure proper zoning and planning approvals for the office's construction prior to actual demolition and construction.

2.4 Warminster Township

The Warminster Township NOI seeks 26 acres of wooded area and Conservation district as well as five buildings in the southwest corner of the property for open space, parks and storm water management. Shenandoah Woods is a 51 acre property located in the Northeast corner of Warminster Township, Bucks County, PA. This property has been used as an off-base housing area for the Naval Air Station, Joint Reserve Base of Willow Grove, PA. This property has housing quarters of 199 townhouse units (337,184 sq ft); 6 community support facilities including recreation pavilion, mini-mart building, ball fields, maintenance/equipment shed (29,087 sq ft); and a series of paved roads and parking areas totaling 23,236 sq yd. Within the 51 acres there is also approximately a 26-acre section comprised of wooded area, open space, sport fields, service roads and natural buffer to surrounding residential areas.

Warminster Township is in favor of economic redevelopment of the property that comprises the 199 townhouse units. The Township believes that the highest and best use of this property is to assimilate the

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area in accordance with the R-2 zoning for that area and the surrounding neighborhoods comprised of R-1 and R-2 homes.

The Board of Supervisors believes that the value of this property is a tremendous asset to the Township and redevelopment would serve to provide additional housing and to increase the tax base for the community. The Township, School District and County will be able to recognize tax revenues for the future for the many services that have been and will continue to be provided to residents of this community. Warminster Township is requesting acquisition via public benefit conveyance of the 26-acre parcel of wooded area, open space, sport fields, service roads and natural buffer within Pursuant to 53 P.S. Sec 66502 (a): Warminster Township Notice of Interest.

As a result of the 2005 BRAC Act, the Horsham Township Authority for NAS-JRB Willow Grove (HLRA) has been given a difficult task of disposing of several properties dedicated to housing in the Ivyland Warminster area. While garnering public opinion, the HLRA must focus on the promotion of economic development of this parcel, balance the requirements of the McKinney Act and try to meet the needs of all of the surrounding municipalities which are affected by the closure of Shenandoah Woods.

Prior to 1996, the 51-acre tract known as Shenandoah Woods provided housing for the families of men and women who were stationed at NAWC-AD and the Naval Air Station, Joint Reserve Base of Willow Grove, PA. When the NAWC-AD was decommissioned, purview of the Shenandoah Woods property was transferred to NAS Willow Grove. The property is adjacent to the wooded area of the existing parkland, although separated by a fence. The Township's 2001 Park, Recreation, and Conservation Plan, currently being updated, listed an increase to both the number of multi-purpose trails, and better access to existing trails, as two priorities that the Township needs to address. The acquisition of the 26 wooded area and open space of the Shenandoah Woods property would help the Township in addressing this priority. The addition of a water feature also proposed in Shenandoah Woods. This land is directly adjacent to the township's Community Park and will provide additional land for woodland and wildlife preservation; natural community buffers between residential developments; expansion of our trail system; and, with some additional improvements, a large water feature to address an ongoing storm water problem that affects residential properties off-site in adjacent neighborhoods.

Long term proposed plans for development of this site include a ropes course in the woods, utilization of the woodland cabin for recreation programs, expanded and connector walking/cycling trails, picnic areas, and, if feasible, a 10-acre water feature to provide water sports and activities not currently available in any other park in the Township. The inclusion of this new park land, will assist us in the expansion of our current trail system; preservation of additional woodlands and protection of the natural habitats that are present there.

3.0 Legally Binding Agreement

The HLRA has received two Legally Binding Agreements (LBA). These legally binding agreements are found in Section 6.0 (Appendix).

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4.0 Balance

At the time of the drafting of this Homeless Assistance Submission, three of the four Applicants have shown their support of the R2 Residential Rehab Plan submission. The TRF component of the Plan has been rejected by the HLRA and the remaining three NOIs, Aldie Foundation, the ATG Learning Academy and the Warminster Township submissions have been considered in the balancing determination. The Balance Determination below also includes a review of the preferred R2 Residential Rehab Plan.

For each of the active Notices of Interest, a balance review of homeless benefits vs. economic development and community benefits was undertaken and the results outlined below. It was a difficult decision and analysis as the HLRA recognizes the need for additional special needs educational facilities.

R2 RESIDENTIAL REHAB PLAN

Homeless Benefit

- The Bucks County Housing Group services to the homeless will be augmented with the larger space, and create a more accessible venue for the implementation of the Continuum of Care's services to the homeless, including case management and CoC program administration.
- The homeless will also benefit from the increased coordination of agencies by the BCHG's office expansion, by having stronger agency access and the ability to store items and create a community "food pantry".

Economic Development/Community Benefit

- There is no retail/commercial use currently on the property.
- There is no retail/commercial use in the general vicinity of the Jacksonville Road property.

ATG Learning Academy

Homeless Benefit

- No direct homeless benefit but will benefit special needs children under a Department of Education conveyance.
- There is a defined need for additional special needs education in the greater Warminster/Bucks County area.
- The educational use is consistent with the area and will likely not add significant traffic or other adverse affects.

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Economic Development/ Community Benefit

- The new facility will allow for additional staff and classes to be held. Employment generation is nominal.

Aldie Foundation

Homeless Benefit

- The use of the property provides for long term transitional housing programs for approximately 10 homeless families and 16 homeless individuals, as defined by the McKinney-Vento Act, who also have an established recovery program
- The program would include family preservation, drug and alcohol treatment, parenting skills training and occupational skills development counseling, and community group supervision provided 24/7, providing opportunity and skills necessary to transition to independent living.
- The use is inconsistent with surrounding residential uses.
- This use on Shenandoah Woods does not have the support of the community of Warminster.

Economic Development

- The use of the property will have a minimal economic impact, as it will employ a resident advisor/supervisor, and clinical support programming.
- Due to the housing stabilization provided through this program, there will be an indirect economic impact as residents in the program will be able to gain employment in their process of recovery through housing stabilization.

Warminster Township

Public Benefit

- The use of the property provides for open space and the conservation of protected forestland
- The use also includes important storm water retention for both this property and the neighboring residential communities.

Balance Determinations

Based on this review, the HLRA feels the R2 Residential Rehab Plan submission more completely balances the needs of the homeless, economic development and community at large.

- The R2 Residential Rehab Plan is market feasible.
- Important office and support space for BCHG will enhance their mission and provide important additional resources to the area's homeless.

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- The renovations proposed to the existing housing are generally consistent and compatible with surrounding uses.
- The storm water retention provides a necessary public benefit.

The R2 Residential Rehab Plan has received positive feedback from the public during the public meetings as well as community leaders.

Aldie Foundation – Accepted. This NOI has been accepted noting that the buildings they have requested will be accommodated on the north side of Skyhawk Drive because the specific units requested by Aldie conflict with the request by Warminster Township for open space. Aldie’s request will be accommodated by assigning the following units to Aldie: 571, 573, 575, 577, 579, 583, 585, 587, 589, 595, 597, 599, 601, 603, 607, 609, 611, 613, 617 and 619 Skyhawk Drive.

ATG Learning Academy – Rejected. On balance the needs of homeless as presented in the Continuum of Care are better met by the use of the Jacksonville Road Housing Area for BCHG office and support use.

BCHG – Accepted. This NOI is being accepted for office use in support of homeless activities and needs as documented in the Continuum of Care.

The Redevelopment Fund (TRF) – Rejected. HUD has determined that the TRF submission does not appropriately balance the needs of the communities in the vicinity of the installation for economic redevelopment and other development with the needs of the homeless in such communities.

Warminster Township – Accepted. This NOI is being accepted for use of the property as open space, parkland and storm water management, identified by the Township and citizenry as important community needs.

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5.0 Outreach & Public Comments

The Horsham Township Authority for NAS-JRB Willow Grove (HLRA) hosted a series of meetings over a twelve (12) month period. Each of these meetings was announced in the local paper, The Intelligencer, and on the Warminster public access channel. Meeting notifications, agendas and minutes were also available on the HLRA web site, (www.hlra.org).

5.1 *Governmental Jurisdictions Involved in the Redevelopment Plan and Homeless Assistance Submission*

- Warminster Township
- Horsham Township
- Ivyland Borough
- Bucks County
- Montgomery County

5.2 *Notices/Newspaper Advertisements*

Newspaper notices were provided for all meetings. Copies of which are included in the appendix previously submitted with the initial HLRA Redevelopment Plan.

5.3 *Listing of Homeless Service Providers Contacted*

The following Homeless Service Providers were contacted via certified mail regarding the excess land at the Shenandoah Woods and Jacksonville Road Housing Areas. A copy of the letter sent to the Providers is found in the Section 6.0 Appendix.

- American Red Cross, Lower Bucks Chapter
- Bucks County Dept of Community & Business Dev
- Bucks County Housing Authority
- Bucks County Housing Group
- Bucks County Office of Employment & Training
- 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 Assoc of Southeastern PA

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- Montgomery County Dept of Housing/Community Dev
- Montgomery County Mental Health Program
- Penn Foundation
- Penndel M/H Center, Inc.
- Salvation Army Norristown
- Salvation Army Pottstown

5.4 Other Organizations

The following organizations were contacted via certified mail, (copies of which are in the Section 6.0 Appendix).

- Borough of Ivyland
- Bucks County Planning Commission
- Centennial School District
- County of Bucks Office of Commissioners
- Governor, Commonwealth of Pennsylvania
- Warminster Township

5.5 Neighbors Contacted Via US Mail

Residents living within 1,000 feet of both housing areas were contact via U.S. Mail notifying them of the availability of surplus property and the public workshop, (copies of which are in the Section 6.0 Appendix).

5.6 Description of Outreach Efforts

Meetings. Over the course of the project, at least seven (7) Public Meetings we held to inform the public as to the process and progress of the project. The meetings were held at public schools in the area, with the last 3 meetings in the William Tennent HS cafeteria to accommodate all interested parties. The dates of the meetings were:

4/2/09	Public Outreach Meeting
7/21/09	Kick-off of the Consultant effort with the HLRA subcommittee
10/12/09	Community Kick-Off
11/9/09	Presentation of the Notices of Interest
1/11/10	Presentation of Preliminary Economic and Fiscal Impact
3/8/10	Presentation of Preliminary Financial Feasibility Recommendation of Alternatives to Pursue
6/14/10	Recommendation of the Preferred Alternative
7/21/10	Acceptance of the Draft Redevelopment Plan by the HLRA
4/11/11	Presentation of the Revised Redevelopment Plan

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5/4/11 HLRA Meeting for Plan Approval

Web site. The HLRA established and maintained a project website. The website provided meeting dates, meeting agendas and minutes, materials for review, information on the BRAC process and other project related information. (www.hlra.org).

Email News Alerts. A voluntary email list was set up to automatically notify all interested parties by email of upcoming meetings, meeting changes and other key project information.

Public TV. Meeting notes, dates and announcements were also broadcast on the Warminster Public Access channel.

5.7 Public Outreach Workshop

Held on April 2, 2009, Michael McGee HLRA Executive Director called the meeting to order at 1:05 p.m. in the Warminster Township Building located at 401 Gibson Avenue, Warminster, PA 18974. He thank everyone for attending and asked that each person sign the attendance sheet (copy of which is attached). Copies of the meeting agenda were available at the entrance to the room.

He also requested that all interested parties visit the HLRA web page at www.hlra.org and signed up to receive news alerts as a means to receive notices or upcoming meeting and other important information concerning the closure of NAS JRB Willow Grove.

After introducing himself, Mr. McGee requested that everyone introduce themselves and mention what organization they were representing.

Mr. McGee provided a brief history of the BRAC process as it related to NAS JRB Willow Grove and showed PowerPoint presentation (a copy of which was attached to the Appendix submitted as a part of the initial HLRA Redevelopment Plan).

Rich Tenga, Project Manager from the Office of Economic Adjustment in the Department of Defense augmented the presentation explaining the need for Notice of Interest applicants to make contact with the respective agencies in the federal government that would need to support the property acquisition.

Mr. McGee then distributed bound copies of a booklet entitled “Notice of Interest (NOI) Applications for Homeless Providers and Public Benefit Users” dated April 2, 2009. Copies are available both on line and at the Horsham Township Municipal Building. The booklet was reviewed tab by tab.

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Mr. McGee asked if anyone from the Navy would like to comment. Mr. Marty Schy, NAS JRB Willow Grove BRAC Coordinator reported that Navy personnel would be available after the meeting to provide tours of the homes both in Shenandoah Woods and on Jacksonville Road.

Ms. Linda Charest of HUD reiterated the importance of each NOI applicant contacting the supporting federal agency prior to submitting an NOI. In response to a question raised by Mr. Noel Eisenstat of TRF, Ms. Charest stated that it was unlikely that an applicant could justify receiving the entire property given the need to balance the needs of the community.

Mr. George Schlossberg, Esquire, the HLRA Special BRAC Counsel, responded to several questions concerning the overall process.

Richard Tenga (OEA), Elaine Preston (Navy BRAC), Linda Charest (HUD) each expressed the opinion that the meeting was very informative to the NOI applicants.

The meeting was adjourned at approximately 3:35 PM and all those interested toured the housing sites.

Full meeting notes and a list of attendees can be found in the Appendix submitted as a part of the initial HLRA Redevelopment Plan.

5.8 Summary of Other Public Meetings

Public Meeting #2 - Community Kick-off Meeting

The Community Kick-off Meeting was held on October 12, 2009 at Centennial High School. The following list summarizes the major elements of the presentation.

- Introduction of the Committee
- Brief History of NAS JRB Willow Grove BRAC Action
- Overview of the of BRAC Process and BBPC Assignment
- BBPC Activities to Date
- Introduction of the 4 NOIs Received by the HLRA
- Reuse Alternatives/Possible Evaluation Criteria
- Opportunity for Public Comment

Public Meeting #3 – Presentation of the Notice of Interests

The third public meeting was held on November 9, 2009 at McDonald Elementary School with the purpose of allowing the four NOI groups to present their reuse proposals for the surplus housing property. Approximately 200 people were in attendance. The following list summarizes the major elements of the presentation.

- Introduction of the Committee
- Site Context
- Presentation of the Notices of Interest (NOI)
- Eligibility of the NOIs
- Economic Viability of the NOIs
- Preliminary Market Support Findings
- Opportunity for Public Comment
- HLRA Decision: Reuse Alternatives for Further Analysis

Public Meeting #4 – Presentation of Preliminary Economic and Fiscal Impact

The fourth public meeting was held on January 11, 2010 at William Tennent High School with the purpose of presenting preliminary economic and fiscal impact. The following list summarizes the major elements of the presentation

- Introduction
- HLRA Goals
- Presentation of Findings to Date
 - Refined Description of the Alternatives Being Tested
 - Preliminary findings of Economic and Fiscal Impact
- Open Comment Period

Public Meeting #5 – Presentation of Preliminary Financial Feasibility

The fifth public meeting was held on March 8, 2010 at William Tennent High School with the purpose of presenting the Preliminary Financial Feasibility findings and recommendations of alternatives to pursue. The following list summarizes the major elements of the presentation.

- Introduction (HLRA Subcommittee)
- Recap (BBP)
 - Revisions to the Economic and Fiscal Impact Analysis
 - Alternatives Tested

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- Evaluation Criteria
- Presentation of the Revised TRF/BCHG Proposal (TRF/BCHG)
- Preliminary Financial Feasibility Findings
 - Site Overview: Conditions, Plans and Costs (WRA)
 - Financial Feasibility of the Private Market Alternatives (BBP)
- Open Comment Period (Public)
- HLRA Subcommittee Action Items

Public Meeting #6 – Recommended Alternative of the Redevelopment Plan

The sixth public meeting was held on June 14, 2010 at William Tennent High School with the purpose of presenting the Recommended Alternative of the Redevelopment Plan. The following list summarizes the major elements of the presentation.

- Introduction
- Presentation of the TRF/BCHG Plan
- Recap of the Project and Process
- Summary of the Redevelopment Plan Analysis Conclusions
 - Financial Feasibility
 - Economic and Fiscal Impact
 - “Balance” Assessment
- Recommendation for the Redevelopment Plan
- Open Comment Period (Public)
- HLRA Subcommittee: Approval of the Recommended Alternative
- Remaining Steps in the Process

Public Meeting #7 – Acceptance of the Draft Redevelopment Plan

The seventh public meeting was held on July 21, 2010 at Horsham Township Municipal Building with the purpose of presenting the Accepted Draft of the Redevelopment Plan. The following list summarizes the major elements of the presentation.

- Introduction
- Presentation of the TRF/BCHG Plan
- Summary of the Redevelopment Plan Analysis Conclusions
 - Financial Feasibility
 - Economic and Fiscal Impact
 - “Balance” Assessment
- Recommendation for the Redevelopment Plan
- Open Comment Period (Public)
- LRA Subcommittee: Approval of the Recommended Alternative
- Remaining Steps in the Process

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Mr. Tom Panzer Esquire, Chairman of the HLRA Bucks County Housing Committee provided a summary of the process. He pointed out that the HLRA committee had conducted several well attended public meetings as well as several meetings with the elected officials of Warminster Township and Ivyland Borough; noting that all of the current surplus property is located with those two municipalities. He advised that the committee has unanimously recommended HLRA approval of the proposed plan and that it has widespread support within the communities.

Mr. Nelson asked for staff recommendation. Mr. McGee responded that he wholeheartedly supports the plan approval but he did note that the plan does not comply with the guidance provided by HUD in that the TRF/BCHG NOI raises a major issue regarding what is considered an allowable use of federal property to assist the homeless. The current HUD guidance letter states that proposals wherein representatives of homeless receive base property and turn around and sell the property to use the sale proceeds to fund homeless assistance activities off the base are not currently considered by the Department of Defense to be a use of the property to assist the homeless. Mr. McGee further pointed out that that guidance is not law and was issued under a previous administration in 2008 and that he hoped that this application would prompt a reconsideration of the guidance and ultimate approval of the proposed redevelopment plan.

Mr. Nelson recommended the proposed draft HUD submittal be revised to include all of Montgomery County housing requirements to be listed. Mr. Tim George of BBP stated that it would be so revised. Mr. Nelson would also like to see a Montgomery County representative as well as the Montgomery County Continuum of Care representative being appointed to the Trust Fund committee and so noted in the legally binding agreement. After a brief discussion the Board unanimously agreed that both Montgomery and Bucks County Commissioner should receive representation on the Committee as well as Continuum of Care from each county.

Mr. McGee reviewed each of the four Notices of Interest that add been received by the HLRA for the off site housing. He noted that the both Warminster Township and the Aldie Foundation have submitted letters of conditional withdrawal. He further noted that the ATG Learning Academy and the TRF/BCHG NOIs both requested the Jacksonville Road housing in Ivyland and the committee had recommended that the ATG NOI be rejected. Mr. Whiteside asked for the will of the Board concerning the Notices of Interest. It was moved by Ms. Davis and seconded by Mr. Nelson to accept the withdrawal of the Warminster Township and Aldie Foundation Notices of Interest and further to reject the ATG Learning Foundation NOI. All in favor, motion passed unanimously.

Mr. Whiteside asked for the will of the Board concerning the Redevelopment Plan and HUD Submission. It was moved by Ms. Davis, seconded by Mr. Theurer to approve the Redevelopment Plan and HUD

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submission prepared by Bucks County Committee of the HLRA with the assistance of BBP and Associates. All in favor, motion passed unanimously.

Public Meeting #8 – Revised Draft Redevelopment Plan

The eighth public meeting was held on April 11, 2011 at William Tennent High School with the purpose of presenting the Revised Redevelopment Plan.

Mr. Panzer indicated the purpose of the meeting was to review the status of the previously submitted Redevelopment Plan for 51 acres at Shenandoah Woods and 2.5 acres on Jacksonville Road. The revised plan will attempt to meet the same objective, to redevelop 199 high density units with 113 less-dense residential units. The Bucks County Redevelopment Authority has stated their interest in redeveloping the property. At the Jacksonville Road property, Bucks County Housing Group is planning to demolish the six homes to make way for its new corporate headquarters. In order to achieve the originally contemplated results, the sub-committee needs to take action on NOI's submitted.

The revised Redevelopment Plan and Homeless Submission rejects the NOI submission from The Reinvestment Fund (TRF) that was incorporated into the previously submitted plan. The preferred method of disposal of the property in Warminster is a negotiated sale to the Bucks County Redevelopment Authority. Warminster Township will acquire approximately 25 acres of woodlands along the eastern and southern borders of the site, part of which will be used for a new storm water retention facility. The Bucks County Housing Group will take possession of six homes in Ivyland that will be demolished and replaced by its administration headquarters. Finally, Aldie will be given 20 units on Skyhawk Drive. Both Aldie and BCHG will need to execute a Legally Binding Agreement.

Horsham Township Authority for NAS-JRB Public Meetings

Another aspect of the public outreach effort included the Horsham Township Authority's monthly and other special 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 Bucks County Sub-committee board meetings are available online at www.hlra.org/meeting minutes and agendas.

At every meeting of the HLRA and the Bucks County Sub-Committee, the public is given an opportunity to provide comment and ask questions. As a matter of routine all interested parties are permitted and indeed encouraged to provide comment on all matters to come before the Board. Thus there is no distinction between a hearing and a meeting. Therefore, the April 11, 2011 Bucks County Sub-committee Meeting and the May 4, 2011 HLRA meeting was the hearing before the Board of the HLRA.