



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-7000

OFFICE OF COMMUNITY PLANNING
AND DEVELOPMENT

JUL 21 2011

Mr. Michael McGee
Executive Director
Horsham Township Local Redevelopment Authority
1025 Horsham Road
Horsham, PA 19044-1326

Dear Mr. McGee:

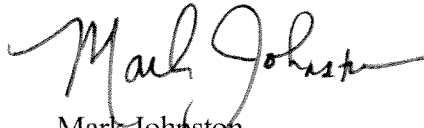
I am pleased to inform you of the Department of Housing and Urban Development's final determination that the *NAS-JRB Willow Grove Off-site Housing Amendment and Supplement to the Redevelopment Plan and Homeless Assistance Submission* dated May 18, 2011, to the *Naval Air Station/Joint Reserve Base –Willow Grove Redevelopment Plan and Homeless Assistance Submission* dated August 10, 2010, for the surplus property at Shenandoah Woods and Jackson Road housing areas in Bucks County, Pennsylvania (the Plan) submitted by the Horsham Township (Township) in its capacity as the Local Redevelopment Authority (LRA), meets the requirements of the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, 10 U.S.C. §2687 note, as amended (the Act), and its implementing regulations found at 24 CFR Part 586. The LRA may now move forward with implementing the reuse plan by pursuing the redevelopment of the Shenandoah Woods Housing Area as residential space through a negotiated sale with the U.S. Department of the Navy, with a portion of Shenandoah Woods to Warminster Township for parks and recreation uses under the U.S. Department of the Interior's Federal Lands to Parks Program administered by the U.S. National Park Service; the transfer of 20 existing Shenandoah Woods townhouse units to the Aldie Foundation and the transfer of the Jackson Road Housing Area to the Bucks County Housing Group via no cost homeless assistance conveyances. The basis for HUD's determination is discussed below.

Upon careful review of the amended application, and taking into account the expressed interest and requests of representatives of the homeless, HUD concludes that the amended plan balances in an appropriate manner the needs of the communities in the vicinity of the installation for economic redevelopment with a portion of the needs of the homeless in such communities. The needs of the homeless in Bucks County and Montgomery County are substantial: approximately 1000 homeless persons. The LRA originally received two Notices of Interest (NOIs) to use the surplus property for homeless assistance. The Reinvestment Fund/Bucks County Housing Group (TRF/BCHG) proposed receiving the entire surplus property under a no cost homeless assistance conveyance to: 1) use the Jackson Road property for BCHG's office space and supportive services, and 2) develop the Shenandoah Woods site as market rate housing. Proceeds from the sale of the market rate housing would fund the "Homeless Trust Fund" (HTF). The other NOI for 20 townhouse units was submitted by the Aldie Foundation and rejected in favor of the TRF/BCHG proposal. Per HUD's preliminary adverse determination letter dated November 12, 2010, HUD determined that the transfer of Shenandoah Woods to be sold as a private housing development,

funding offsite homeless assistance, would constitute an inappropriate homeless assistance conveyance. Further, this proposed reuse would not be acceptable to the U.S. Navy. In the revised application, both the BCHG and the Aldie Foundation submitted revised NOIs and the LRA rejected the TRF component of the TRF/BCHG proposal. The LRA accommodated the revised Aldie and BCHG proposals.

Congratulations on your success in carrying out the military base reuse planning process. The Department wishes you continued success in implementing the Shenandoah Woods and Jackson Road housing areas reuse plan. HUD stands ready to assist you in your efforts. If the Department can provide any further service please contact Mr. Nadab Bynum, Director, Office of Community Planning and Development, U.S. Department of Housing and Urban Development, Wannamaker Building, 100 Penn Square East, Philadelphia, Pennsylvania 19107-3380. Mr. Bynum can be reached at (215) 861-7652 or Nadab.Bynum@hud.gov.

Sincerely,

A handwritten signature in black ink that reads "Mark Johnston". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Mark Johnston
Deputy Assistant Secretary
for Special Needs

cc:

Ms. Kimberly Kesler, Navy BRAC PMO
Mr. Patrick O'Brien, Dir, OEA