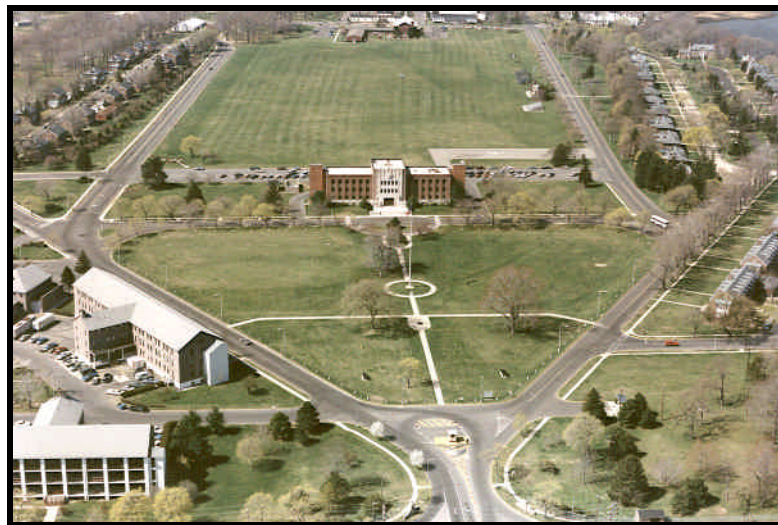


Fort Monmouth Economic Revitalization Planning Authority
Local Redevelopment Authority (LRA) Application

Fort Monmouth Economic Revitalization Planning Authority

Local Redevelopment Authority Application



September 3, 2008

Fort Monmouth Economic Revitalization Planning Authority
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Executive Summary

The notice of Surplus Property and Solicitation of Notices of Interest was advertised by the Fort Monmouth Economic Revitalization Authority (the "Authority") on September 9, 2006. The solicitation for Notices of Interest ("NOIs") for homeless assistance was widely distributed seeking responses from State, county or local government agencies and from private, nonprofit organizations that provide or propose to provide services to homeless persons and/or families residing in Monmouth County, New Jersey. A BRAC Workshop and Tour of Fort Monmouth for homeless assistance providers was advertised on September 9, 2006. The BRAC Workshop took place on October 17, 2006. A tour of Fort Monmouth took place on October 19, 2006. The deadline for submission of NOIs to the Authority set forth in the advertised solicitation for Homeless Assistance NOIs, as well as for Public Benefit Conveyance NOIs, was March 8, 2007. Outreach by the Authority continued throughout the 180-day time period and subsequent to the NOI submission deadline. On March 8, 2007, fourteen (14) Homeless Assistance NOIs were received by the Authority. These Homeless Assistance NOIs were then summarized and assigned alpha designations by Authority staff so that the Homeless Assistance NOIs could be reviewed and categorized by the Authority's Social Services Advisory Committee (the "SSAC") anonymously and without disclosure of sensitive and confidential information regarding financial and organizational capabilities.

Beginning after the March 8, 2007 submission deadline, the SSAC began to collect data and information from Monmouth County, the Homeless Assistance NOI submitters and other homeless assistance providers. The SSAC also held open public meetings to discuss issues and to listen to information and concerns from the Homeless Assistance NOI submitters and other homeless assistance providers. The SSAC visited at least one facility being operated by each Homeless Assistance NOI submitter to gain a better understanding of the services and operations being provided as well as to ask questions regarding what the Homeless Assistance NOI submitter saw as the unmet needs and priorities in the community. The SSAC, the Authority staff, and the Garrison staff at Fort Monmouth conducted tours of potential facilities for reuse as homeless assistance facilities. The Chair of the SSAC also personally participated in the January 2008 Point-In-Time Survey process conducted by the Monmouth County Department of Human Services.

On April 25, 2007, the Authority appointed a Reuse and Redevelopment Planning Consultant (hereinafter referred to as the "Master Planner") via a competitive bid process. The Master Planner was appointed by the Authority to provide a final Reuse and Redevelopment Plan for Fort Monmouth (the "Reuse Plan") and an Economic Revitalization Study. As part of the Reuse Plan, the Master Planner is also obligated to provide other studies, including a Traffic and Transit Study. As the Reuse Plan drafting evolved, consideration was given to buildings and facilities requested in the Homeless Assistance NOIs. The Master Planner, in conjunction with Authority staff, mapped the potential Homeless Assistance NOI conveyances to

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buildings and facilities slated for reuse and redevelopment, conducted additional tours for Homeless Assistance and Public Benefit Conveyance NOI submitters and provided building plans and details to such submitters for determination of suitability by the Homeless Assistance and Public Benefit Conveyance NOI submitters.

On October 11, 2007, the Authority sent a letter to Patrick O'Brien, Office of Economic Adjustment ("OEA"), U.S. Department of Defense ("DoD"), requesting a 270-day extension of time to submit the Reuse Plan and the Homeless Assistance Submission. Linda Charest, BRAC Coordinator, U.S. Department of Housing and Urban Development ("HUD"), was consulted by the Authority prior to the extension request being sent. The extension request was approved by Patrick O'Brien, OEA, DoD in a letter to the Authority dated November 21, 2007. The effect of the approved extension request was to set September 8, 2008, as the new deadline for submittal of the Reuse Plan and the Homeless Assistance Submission to HUD and DoD.

In March, 2008, a NOI Evaluation Checklist was developed by the Authority and made available to the public. A request was sent by the Authority to all of the private, nonprofit Homeless Assistance NOI submitters requesting additional financial information, namely audited financial statements. The audited financial statements received were reviewed and analyzed by the Authority Accountant and Treasurer. Using the NOI Evaluation Checklist, an evaluation team, consisting of two (2) Authority Members and two (2) Authority staff members, scored each Homeless Assistance NOI submitted. The scores were compiled and analyzed by Authority staff along with the financial evaluations.

The SSAC's proposal for making homeless accommodations was reported at a SSAC meeting held on June 17, 2008. The Chair of the SSAC gave a report presenting the SSAC's proposal concerning homeless accommodations to the Authority at a Special Meeting of the Authority held on June 24, 2008. At the June 24, 2008 Special Meeting, a resolution was adopted by the Authority authorizing the Authority staff and professionals to commence negotiations with the Homeless Assistance NOI submitters.

The following reflects the needs of the homeless identified by the SSAC for accommodation in the Reuse Plan and Homeless Assistance Submission:

Needs Identified in the Monmouth County Continuum of Care:

- (a) Maintain the existing Monmouth County Emergency Shelter
 - The existing emergency shelter is the only Monmouth County emergency shelter for single adults. Not replacing the emergency shelter would have the effect of creating an unmet need where one did not exist previously. The current emergency shelter must be relocated due to its current location being within a FEMA Flood Plain Area.

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(b) Increasing/emergent need for emergency housing for families identified in the 2008 Monmouth County Point-in-Time Survey

- The Monmouth County adult emergency shelter does not accommodate families; other county-funded programs serve only the lowest income (welfare) families.

(c) Unmet need for victims of domestic violence and their children

(d) Permanent Supportive Housing

- Increasing Permanent Supportive Housing is the predominant homeless accommodation need in Monmouth County
- There is a need for housing for all those persons currently in emergency and transitional housing plus those homeless persons who are currently unsheltered. (Point-in-Time surveys put the number of persons in need from between 600 and 1,500.)
- The 2005-2007 Monmouth County Continuum of Care Application, Exhibit 1 ("MCCoC"), states that the unmet need is at 350 family units necessary to accommodate 900 persons.
- MCCoC has an objective of 200 units for Chronic Homeless to be added to the Monmouth County inventory in ten (10) years.

To provide flexibility and maximum usage of available permanent supportive housing by all subpopulations, including the Chronic Homeless, the SSAC proposed and the Authority decided, to create a Permanent Supportive Housing "Bank". Participants in the "Bank" are required to meet the following qualifications:

- (1) Building rehabilitation and maintenance as a core competence
- (2) A proven track record of providing permanent supportive housing
- (3) A proven track record of working with homeless assistance providers listed in the Monmouth County Continuum of Care
- (4) The endorsement and pledge of cooperation by the other Homeless Assistance NOI submitters who will be participating in the Bank
- (5) A solid history of financial performance and capacity to carry out the requirements set forth by HUD for the next thirty (30) years

It is proposed that the permanent supportive housing units be scattered throughout the various development areas outlined in the Reuse Plan and that these permanent supportive housing units be accommodated in existing buildings and facilities targeted for reuse or in newly-constructed buildings or facilities.

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Taking into account the SSAC's proposed homeless accommodations, the results of the NOI Evaluation Checklist scoring process and the analysis of the financial capabilities of the Homeless Assistance NOI submitters, the following homeless accommodations are proposed by the Authority:

Provider/NOI Submitter	Type of Accommodation	Facility	# of Units
Family Promise	Emergency Family Day Center	Building 501	10 Families
County of Monmouth	Single Adult Emergency Shelter	Build to Suit in Oceanport	35 Beds
180, Turning Lives Around, Inc.	Cash in the amount of \$4.5M		
Affordable Housing Alliance	Permanent Supportive (PS) Bank Administrator	Bldg. 270, 40 single family units	56
The Center in Asbury Park, Inc.	Single Room Occupancy (SRO)		4
	PS Bank		
CPC Behavioral Healthcare	PS Bank		8
Easter Seals New Jersey	PS Bank		8
HABcore	SRO	Bldg. 270, under a lease arrangement	8
	PS Bank		
Lutheran Social Ministries	SRO		4
	PS Bank		

Table 1

1) LRA Application

a) Reuse Plan

The Reuse Plan is attached hereto as [Exhibit a1](#).

b) Homeless Assistance Submission

1) Information about the Homeless in Monmouth County

i) Information about the Local Redevelopment Authority

The Fort Monmouth Economic Revitalization Planning Authority (hereinafter referred to as the “Authority” or “FMERPA” or “LRA”) was created pursuant to P.L. 2006, c. 16, which was approved on April 28, 2006. P.L. 2006, c. 16 was subsequently amended by P.L. 2008, c. 28 enacted on June 30, 2008. (P.L. 2006, c. 16, as amended by P.L. 2008, c. 28 is collectively referred to herein as the “Act”.) See also www.nj.gov/fmerpa/about. The statutory purpose of the Authority as set forth in Section 5 of the Act is as follows:

It shall be the purpose of the Authority... to develop a comprehensive conversion and revitalization plan for the territory encompassed by Fort Monmouth in a manner that will promote, develop, encourage, and maintain employment, commerce, economic development, and the public welfare; conserve the natural resources of the State; and advance the general prosperity and economic welfare of the people in the affected communities and the entire State by cooperating and acting in conjunction with other organizations, public and private, to promote and advance the economic use of the facilities located at Fort Monmouth.

The political jurisdictions that comprise the LRA are the Boroughs of Eatontown, Oceanport and Tinton Falls all within the County of Monmouth, in the State of New Jersey.

ii) Description of the Unmet Need in the Monmouth County Continuum of Care

Point-In-Time Surveys

Attached hereto as [Exhibit b1](#).

The SSAC and Authority staff utilized Monmouth County Point-In-Time surveys, the Monmouth County Consolidated Plan, the MCCoC, a custom survey of Monmouth County providers of homeless services, anecdotal information discussed at various public meetings of the

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Authority and the SSAC, and meetings held by Authority staff and SSAC members with homeless service providers.

Point-In-Time surveys conducted in 2007 and 2008 were discussed, reviewed and analyzed. The following table reflects the total population numbers from each Point-in Time survey conducted in 2007 and 2008.

Homeless Population	1/2007	1/2008
Families w/children	175	140
Persons in families w/children	388	452
Persons in Households without children	442	304
Total Homeless Persons	830	756

Table 2

The recent increase in the size of and/or number of persons in homeless families identified in the most recent Point-In-Time Survey conducted in January 2008 corroborates information provided to the SSAC and the Authority staff by homeless assistance providers. The SSAC proposes that accommodations be made for homeless families. Regarding various subpopulations, the Point-In-Time surveys support the need for Chronic Homeless and Permanent Supportive Housing but do not indicate a significant need in the subpopulations of homeless veterans or homeless persons with HIV/AIDS. The Point-in-Time surveys also do not reflect a need for victims of domestic violence. However, victims of domestic violence are always placed in a safe environment and are frequently placed outside of Monmouth County due to insufficient space in the sole domestic violence shelter located in the Monmouth County-based shelter for the victims of domestic violence subpopulation. Further investigation of the domestic violence shelter records indicate that for a recent twelve (12) month period, 91 women and 86 children were turned away due to insufficient space.

Monmouth County Continuum of Care Application, Exhibit 1

The Monmouth County Continuum of Care Application Exhibit 1 is attached hereto as [Exhibit b2](#).

The Monmouth County Continuum of Care (“MCCoC”) Housing Inventory Charts indicates no unmet need for Emergency Shelter or Transitional Housing. However, should the current Monmouth County emergency shelter at Fort Monmouth not be accommodated, an unmet need would be created as this emergency shelter is the only Monmouth County emergency shelter. On any given day, the current emergency shelter houses 13 men and 10 women who would otherwise go unsheltered. Monmouth County has indicated that there are currently vacancies in the available transitional housing inventory. The housing inventory charts indicate an unmet need for permanent supportive housing. The MCCoC indicates an unmet need for permanent supportive housing in the amount of 350 family units necessary to accommodate 900 individuals. The MCCoC also indicates a need for 200 Chronic Homeless beds.

Survey of Providers of Homeless Services to Monmouth County Clients

The Survey of Providers of Homeless Services to Monmouth County Clients is attached hereto as [Exhibit b3](#).

A group of interested parties from the general public, with the assistance of the Monmouth County Department of Human Services, conducted a “Survey of Providers of Homeless Services to Monmouth County Clients”. This survey further supports the need for Chronic Homeless and Permanent Supportive Housing, as well as the need for accommodation for Victims of Domestic Violence. The survey also indicates that demand for homeless assistance services has been increasing over the last 2-3 years. Although this survey was informal and not scientifically conducted or statistically significant, it is considered to be supportive of the needs indicated by the MCCoC and the Point-In-Time surveys.

2) Notices of Interest (NOIs)

j) Description of Homeless Assistance NOIs Received and Recommendations

a) Mapping of NOIs to Monmouth County Homeless Needs

The Authority received fourteen (14) Homeless Assistance NOIs requesting over 1,748 units of housing and 5-10 acres of land to build housing.

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The following table maps the 14 Homeless Assistance NOIs received according to the category of homeless accommodation requested and the Monmouth County need it would address.

NOI	Emergency	Transitional	Permanent Supportive/Chronic	Addresses County Priority Need
180, Turning Lives Around, Inc.	x			x
Affordable Housing Alliance			x	x
Calvary Chapel	x			
The Center in Asbury Park, Inc.		x	x	x
CPC Behavioral Healthcare			x	x
Easter Seals New Jersey			x	x
Family Promise of Monmouth County (Interfaith Hospitality Network)	x			x
HABcore, Inc.			x	x
Lutheran Social Ministries of New Jersey			x	x
Monmouth County, Dept. of Human Services	x			x
NCIC/Homes For All ¹		x	x	x
NJDMAVA	x	x		
O.C.E.A.N., Inc.			x	x
VetGroup	x			

Table 3

The following Homeless Assistance NOI accommodations are recommended and supported:

Monmouth County

It is recommended that the Monmouth County single adult shelter be replaced on Fort Monmouth with a new build-to-suit facility. The Monmouth County Homeless Assistance NOI requests a replacement emergency shelter for the existing Monmouth County emergency shelter located on Fort Monmouth. The current emergency shelter is located in the FEMA Flood Plain area and is in need of building facility upgrades. On any given day, the emergency shelter currently houses 13 men and 10 women who would otherwise go unsheltered, if a replacement shelter is

¹ NCIC/Homes For All submitted a revision to their original NOI changing their proposed use from Transitional Housing to Permanent Supportive Housing.

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not provided. On average, over 40 persons are served by the emergency shelter per month, however, 50 persons are turned away each month due to not passing security requirements. (By providing for a replacement emergency shelter, an immediate increase in capacity will be realized as currently, admittance to the existing emergency shelter requires clients to be screened by Garrison security due to the fact that the current emergency shelter is located on Fort Monmouth behind the existing security fence which surrounds the installation. As a result of the current location of the emergency shelter, some potential clients are denied admittance by Garrison security who would otherwise be admitted under Monmouth County admittance criteria. The Authority has been provided anecdotal information that this has been a significant problem for homeless veterans.) In addition, on average, 16 persons are turned away for other reasons and 90 persons are referred elsewhere. Monmouth County has the capacity to continue to operate and maintain an emergency shelter.

180, Turning Lives Around, Inc.

It is recommended that 180, Turning Lives Around, Inc. ("180") receive \$4,500,000 toward the acquisition and construction of a new safe house for domestic violence victims offsite. 180 currently operates a safe house for victims of domestic violence and their children. Monmouth County has one of the highest rates of reported domestic violence incidents – with 5,328 reported cases, ranking 5th out of the 21 counties in New Jersey. 180 is the only 24-hour, seven (7) day-a-week domestic violence agency in Monmouth County. Their current capacity is seven (7) units accommodating 25 to 30 victims of domestic violence, including children. During a twelve (12) month window between July 2006 and June 2007, 75 victims of domestic violence and 100 children were admitted to the shelter. During the same timeframe the number of victims of domestic violence turned away for insufficient space was 87 women and 91 children. The current location of the 180 safe house is surrounded on two sides by a nightclub/bar. The clientele of this nightclub/bar and the resulting noise and activity make the current location inappropriate for these victims of domestic violence and their children. As a result, 180 has been searching for a new, more appropriate and expanded location. The reuse and redevelopment of Fort Monmouth presents an excellent opportunity to assist 180 in their mission to aid victims of domestic violence. 180 has presented evidence of their capacity to operate and maintain a facility to accommodate 15 family units for up to sixty (60) victims of domestic violence and their children. In addition to providing for a new shelter, 180 will have an exclusive right of referral for four (4) units of permanent supportive housing proposed to be conveyed to the Permanent Supportive Housing Bank.

Family Promise of Monmouth County (formerly Interfaith Hospitality Network)

Building 501, the current counseling center at Fort Monmouth, is planned for reuse and is the recommended facility for accommodating Family Promise's Homeless Assistance NOI. In its submitted Homeless Assistance NOI, Family Promise requested a day center to accommodate up to ten (10) families, including men. Their clients are fed and housed overnight in member churches and transported daily to work and school by Family Promise vans and drivers. Those persons not going to work and/or school spend the day at the day center where they receive counseling, assistance in looking for employment, eat, bathe, and do laundry. The day center also provides storage space for personal belongings. Providing clients with shelter, food and other assistance over a two (2) to three (3) month period enables their clients to save what money they are earning to regain financial stability and provide a down payment for permanent housing. Family Promise has also introduced a new program called "Housing First," which centers on providing homeless families with permanent rental housing quickly and then providing services as needed to sustain them in their new home.

Family Promise currently accommodates a population not served by the Monmouth County emergency shelter. The number of persons who receive services from Family Promise appears to be growing on a yearly basis. Being provided a building or facility at Fort Monmouth would enable Family Promise to expand their Interfaith Hospitality Network to new, additional churches. In addition to providing for a new day center, Family Promise will have an exclusive right of referral for four (4) units of permanent supportive housing proposed to be conveyed to the Permanent Supportive Housing Bank.

Permanent Supportive Housing Bank

In recognition of the need for permanent supportive housing, the Authority is proposing that 56 units of housing in the Reuse Plan (either existing buildings or facilities or new construction) be made available to mitigate the current need for permanent supportive housing units. In order to provide flexibility for maximum usage of available permanent supportive housing by all subpopulations, including the Chronically Homeless, the Authority recommends and supports the creation of a Permanent Supportive Housing "Bank". The oversight of this Bank should be provided by an organization that has a core competence in building rehabilitation and maintenance, has a proven track record of providing permanent supportive housing, and a track record of working with providers in the Monmouth County Continuum of Care. Most importantly, the overseeing organization should have a solid history of financial management and the capacity to carry out the HUD requirements for the next thirty (30) years.

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The Affordable Housing Alliance has this capacity and the Authority recommends that the Affordable Housing Alliance be the overseeing organization or “Bank Administrator” for the Permanent Supportive Housing “Bank”.

The Affordable Housing Alliance, one of the 14 Homeless Assistance NOI submitters, is an organization which meets all of the requirements set forth above. The Affordable Housing Alliance also has received the endorsement and the pledge of cooperation by several of the other Homeless Assistance NOI submitters.

The Homeless Assistance NOIs accommodated by this Permanent Supportive Housing Bank are:

Affordable Housing Alliance
CPC Behavioral Healthcare
Easter Seals New Jersey
HABcore, Inc.
Lutheran Social Ministries of New Jersey
The Center in Asbury Park, Inc.

The following Homeless Assistance NOIs will also be accommodated by the Permanent Supportive Housing Bank:

Family Promise of Monmouth County
180, Turning Lives Around, Inc.

ii) NOIs

Attached hereto as Exhibits b4, b5, b6, b7, b8, b9, b10, b11 and b12, respectively.

b) Evaluation Process

Each Homeless Assistance NOI submitted was evaluated by each member of a four (4) person evaluation committee consisting of two (2) Authority Members and two (2) Authority staff members. The evaluation committee utilized the NOI Evaluation Checklist ([Exhibit b13](#)). The financial-related items on the NOI Evaluation Checklist were evaluated by the Authority’s Accountant and Deputy Director. Audited financial statements were requested from all private, nonprofit Homeless Assistance NOI submitters. The focus of the NOI Evaluation Checklist was two-fold: (1) to evaluate the proposed use and need addressed or “Alignment with County Needs Assessment”; and (2) to help determine the homeless services provider’s capability to meet the requirements of a Homeless Assistance Conveyance. Each item listed in the NOI Evaluation Checklist could be scored as having “Evidence Presented”, “No Evidence Presented” or “Evidence Unclear”. The results of the NOI

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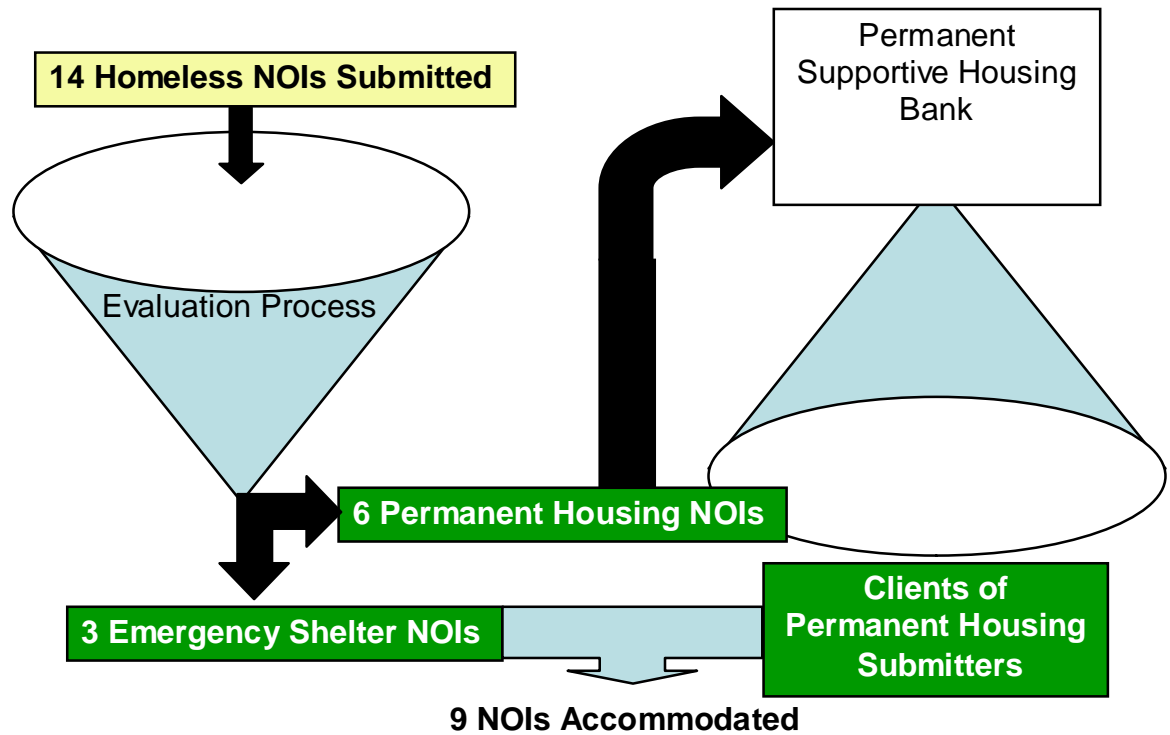
Evaluation Checklist were tallied by Authority staff and organized and analyzed based on the type of accommodation being proposed by the Homeless Assistance NOI submitter to meet the need the Homeless Assistance NOI submitter sought to address. The Homeless Assistance NOIs were then ranked based on the total number of “Evidence Presented” tallies. The results are presented in the following table:

NOI	Alignment with County Needs Score (Checklist Items 1-4, 12-14, 30-34) Maximum Total = 48	Emergency (E), Transitional (T), Permanent (P)	Evidence of Capacity Score (Checklist Items 5-11, 15-20) Maximum Total = 64
Supported NOIs			
Monmouth County, Dept. of Human Services	37	E	50
180, Turning Lives Around, Inc.	47	E	57
Family Promise of Monmouth County	39	E	54
Permanent Supportive Housing Bank			
Affordable Housing Alliance	41	P	62
CPC Behavioral Healthcare	36	P	39
The Center in Asbury Park, Inc.	35	T/P	46
Easter Seals New Jersey	41	P	60
HABcore	36	P	59
Lutheran Social Ministries of New Jersey	39	P	61
Unsupported NOIs			
Calvary Chapel Coastlands	25	E	31
NCIC/Homes For All	34	T/P	53
New Jersey Department of Military and Veteran Affairs (NJDMAVA)	35	E	68
O.C.E.A.N., Inc.	39	P	60
VetGroup	34	E	42

Table 4

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The diagram below is a depiction of the screening process for the fourteen (14) Homeless Assistance NOIs received by the Authority:



Based on the target homeless clients to be served, it is proposed that the Permanent Supportive Housing Bank (the "Bank"), under the management of Affordable Housing Alliance, consist of the following accommodations:

1. 20 Single Family Units to serve the mentally, developmentally and physically disabled, veterans, as well as substance abusers. These twenty (20) units would further consist of ten (10) - two bedroom units and ten (10) - one bedroom units scattered throughout Fort Monmouth. These would serve clients of CPC Behavioral Healthcare, Easter Seals New Jersey (each under an exclusive right of referral), and other homeless service providers within the MCCoC. The clients of these homeless service providers would lease units directly from the Bank and the homeless services providers would have an agreement for supportive services. CPC Behavioral Healthcare and Easter Seals New Jersey, would have exclusive right of referral for four (4) - one bedroom units and four (4) - two bedroom units each. The remaining units would be available for overflow for CPC Behavioral Healthcare clients, Easter Seals New Jersey clients, or clients of other qualified homeless service providers. CPC Behavioral Healthcare and Easter Seals New Jersey would have sixty (60) days after the units initially become available to fill

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their units. Subsequent vacancies would need to be filled within thirty (30) days or the units will be made available to clients of other qualified homeless service providers.

2. 20 units of permanent supportive housing for homeless and chronically homeless families. These units would service clients or referrals from Family Promise of Monmouth County and 180, Turning Lives Around, Inc. (each under an exclusive right of referral), and other homeless service providers within the MCCoC. These twenty (20) units would further consist of two (2) or three (3) - four bedroom units, ten (10) – two bedroom units, and seven (7) or eight (8) – three bedroom units. The clients of these homeless service providers would lease the units directly from the Bank and the homeless service providers would have an agreement for supportive services with the Bank. Both Family Promise and 180 would have exclusive right of referral for four (4) units each. The number of bedrooms would be determined based on the need at the time of referral. Family Promise and 180 would have sixty (60) days after the units initially become available to fill their units. Subsequent vacancies would need to be filled within thirty (30) days or the units will be made available to clients of other qualified homeless service providers.
3. Building 270 to serve as an assisted living Single Room Occupancy (“SRO”) facility consisting of sixteen (16) units. This facility would serve the clients of The Center in Asbury Park, Inc. (“The Center”), HABcore, Inc. and Lutheran Social Ministries of New Jersey (“LSM”). The Bank will lease Building 270 to HABcore, which will be the operator of the SRO. Building 270 will be configured for a minimum of sixteen (16) bedroom units. The building renovation and reconfiguration will be managed by the Bank. The Center and LSM will have exclusive right of referral to four (4) units each. HABcore will have eight (8) units available for overflow from The Center and LSM or clients of other qualified homeless service providers. The Center and LSM would have sixty (60) days after the units initially become available to fill their units. Subsequent vacancies would need to be filled within thirty (30) days or the units will be made available to clients of other qualified service homeless service providers.

Table 5 shows the percentage of homeless persons as a part of the total Monmouth County population compared to the proposed percentage of homeless persons as a part of the total proposed Fort Monmouth population.

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Number of Homeless	County Population	% Homeless Of County Population	Proposed Fort Monmouth Population	Proposed Homeless Population on Fort Monmouth	% Proposed Homeless Population of Fort Monmouth
900	655,000	0.14%	3,833	161	4.8%

Table 5

Table 6 shows the total number of homeless persons who would be accommodated, if the number of accommodations was based on the percentage that the proposed dwelling units on Fort Monmouth would represent of the total number of dwelling units in Monmouth County.

Number Homeless	Fort Monmouth Dwelling units as a % of Total County Dwelling Units	Homeless persons to be accommodated based on Dwelling Units %
900	0.62%	6

Table 6

Table 7 shows the total number of homeless persons who would be accommodated, if the number of accommodations was based on the percentage that the total acreage on Fort Monmouth would represent of the total acreage in Monmouth County.

Number Homeless	Fort Monmouth acreage as a % of Total County acreage	Homeless persons based on acreage %
900	0.37%	3

Table 7

Table 8 shows the total number of proposed permanent supportive units as a percentage of the total Monmouth County Permanent Supportive Housing Unmet needs.

MCCOC Permanent Housing Unmet Need	Fort Monmouth Proposed Permanent Units	% Fort Monmouth of Unmet Need
350	56	16%

Table 8

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Table 9 shows the total number of homeless units as a percentage of the total number of dwelling units proposed on Fort Monmouth.

Total Homeless Units Proposed	Total Dwelling Units Proposed	% Homeless Units
100	1,500	6.7%

Table 9

c) Unsupported NOIs

Calvary Chapel Coastlands

The assessed need for an emergency shelter for single adults will be satisfied by the acceptance of the Monmouth County Homeless Assistance NOI. In addition, the size of the accommodation requested by Calvary Chapel Coastlands far exceeds the need indicated in the MCCoC, and the facilities requested will not be available in the Reuse Plan. In addition, the evaluation score of Calvary Chapel Coastlands' Homeless Assistance NOI does not indicate nor support the capacity of Calvary Chapel Coastlands to operate and maintain an emergency shelter in accordance with the requirements of the requested Homeless Assistance Conveyance. Additionally, there was no evidence presented that Calvary Chapel Coastlands has any prior experience in operating an emergency shelter. The addition of an emergency shelter of the proposed size requested by Calvary Chapel Coastlands would create a significant burden on the host community where such an emergency shelter would be located. It would represent a loss of a significant tax ratable and would generate significant additional expense due to reliance on municipal services. A facility of the size proposed would represent a significant and disproportionate concentration of the total homeless population in Monmouth County on Fort Monmouth. Therefore, the Authority does not support this Homeless Assistance NOI.

NCIC/Homes For All ("NCIC/HFA")

While this Homeless Assistance NOI proposes a creative approach to providing an accommodation for the homeless, the Authority cannot support this Homeless Assistance NOI. The original NCIC/HFA Homeless Assistance NOI requested units for transitional housing, which is not supported as a priority need in Monmouth County as indicated in the MCCoC, and for affordable housing. Subsequent to the initial negotiation meeting with NCIC/HFA, NCIC/HFA modified its Homeless Assistance NOI to request units for permanent supportive housing in place of the

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transitional housing component in their original Homeless Assistance NOI request. As advised by Special BRAC Counsel, the affordable housing component of the NCIC/HFA Homeless Assistance NOI does not qualify as an eligible accommodation by HUD under current law. While the modified NCIC/HFA Homeless Assistance NOI does indicate a willingness to change the affordable housing component to 100 percent homeless, NCIC/HFA further stated that the rental fees assessed the potential homeless clients would need to be higher in order to support this change. Additionally, NCIC/HFA has not presented evidence of their experience in operating a homeless assistance facility. The size of the facility requested by NCIC/HFA in its submitted Homeless Assistance NOI would also represent a significant and disproportionate concentration of low income and/or special needs housing on Fort Monmouth. Depending on location of this requested facility, the expense of installing and connecting to the existing utility infrastructure would be prohibitive.

New Jersey Department of Military and Veteran Affairs (NJDMAVA)

The New Jersey Department of Military and Veteran Affairs (“NJDMAVA”) Homeless Assistance NOI proposes the creation of a “Vet Haven 2”. The concern of the Authority is that the proposed “Vet Haven 2” focuses solely on one subpopulation of the homeless population – homeless veterans. Acceptance of this Homeless Assistance NOI would preclude all other subpopulations of the greater homeless population from being eligible to receive services to be provided by NJDMAVA’s proposed “Vet Haven II”. The NJDMAVA Homeless Assistance NOI also focuses solely on addressing homeless veterans’ needs on a statewide basis and not the unmet needs in Monmouth County. Finally, the magnitude of the requested accommodation can not be accommodated in the Reuse Plan. The buildings requested in NJDMAVA’s Homeless Assistance NOI are not available in the Reuse Plan for Fort Monmouth, and the size of the facility needed would overwhelm the host community in which it would be located as it would eliminate a significant tax ratable, generate a significant increased use of municipal services, and result in a high and disproportionate concentration of special needs housing in one host community. Therefore, the Authority does not support the NJDMAVA Homeless Assistance NOI.

VetGroup, Inc.

Similar to the NJDMAVA Homeless Assistance NOI, the VetGroup Homeless Assistance NOI focuses solely on one subpopulation of the homeless population – homeless veterans. Acceptance of this Homeless Assistance NOI would preclude all other subpopulations of the greater homeless population from being eligible to receive services to be provided by VetGroup pursuant to its submitted Homeless Assistance NOI. Based on discussions with VetGroup and the documented needs of the homeless

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veterans subpopulation in Monmouth County, the proposed Monmouth County emergency shelter will be able to accommodate the needs of the homeless veterans subpopulation proposed to be addressed by the VetGroup Homeless Assistance NOI. Therefore, the Authority does not support the VetGroup Homeless Assistance NOI.

O.C.E.A.N., Inc.

O.C.E.A.N., Inc. modified their original Homeless Assistance NOI as a result of the Authority's decision to move forward with a Permanent Supportive Housing Bank concept. The modified Homeless Assistance NOI was to position O.C.E.A.N., Inc. as the Bank Administrator. The modified Homeless Assistance NOI also indicated that O.C.E.A.N., Inc. would be partnering with providers of supportive services to fill any housing O.C.E.A.N., Inc. would have conveyed to them under its Homeless Assistance NOI, and that these partners would also provide the supportive services. These functions are to be handled by the Permanent Supportive Housing Bank Administrator recommended by the Authority. O.C.E.A.N., Inc. is neither a referring organization or a supportive services provider. Therefore, if O.C.E.A.N., Inc. is not the Bank Administrator, under their Homeless Assistance NOI, O.C.E.A.N., Inc would be a sub-bank below the Bank. While O.C.E.A.N., Inc. has the competence and qualifications to operate a permanent supportive housing bank, another candidate scored higher in the evaluation process and has a better record of collaborating and cooperating with the Monmouth County Continuum of Care agencies which the Authority feels is critical to the success of the Bank concept. Therefore, the Authority does not support the O.C.E.A.N., Inc. Homeless Assistance NOI.

iii) Community Impacts

The proposed homeless accommodations supported by the Authority represent a significant accommodation of the needs of homeless persons in Monmouth County. The proposed homeless accommodations represent a significant percentage of the 1,500 dwelling units proposed in the Reuse Plan. The 1,748 units requested in the 14 NOIs included multiple requests for 486 units of substandard Wherry style housing that cannot be reused, 400 units of dormitory units not planned for reuse and multiple requests for all of the 181 units of historic housing. A total of 225 units of existing housing are proposed for reuse in the Reuse Plan. The total number of dwelling units proposed in the Reuse Plan is limited to 1,500 due to transportation and other infrastructure constraints.

Of the total 1,500 dwelling units proposed in the Reuse Plan, 375 dwelling units are being designated as "affordable" to satisfy the State of New Jersey

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Council On Affordable Housing (“COAH”) requirements and to satisfy a real need for affordable housing in the Fort Monmouth region. This affordable housing requirement is further broken into sub-requirements specifying allocations for low- and mid-income families as well as workforce housing. The workforce housing is also a requirement of the Authority’s business attraction strategy. Current housing costs in the region are not competitive with other potential relocation target areas. The lack of affordable housing in the Fort Monmouth area is seen to be a contributing factor to the overall homeless population, especially in the number of homeless families in the area. The combined number of proposed affordable and homeless units represents over thirty (30) percent of the total dwelling units proposed. This means that thirty (30) percent of the total housing units will be paying taxes on less than market value assessments and, in the case of homeless units, no property taxes will be due based on tax exemptions for such units. The projected differential in annual tax revenues at full build-out due to this amount of affordable housing is \$600,000 annually in the aggregate for all three host communities. The projected differential in annual tax revenues associated with the proposed homeless accommodations is \$123,382. This figure does not take into account the existing homeless facilities in the Boroughs of Eatontown and Tinton Falls. The Borough of Eatontown currently has a nonprofit transitional housing facility (Spring House) for women and children that is being expanded at the present time from 9 to 17 units. The Borough of Tinton Falls currently has a County transitional housing facility (Linkages) for women and children that contains 30 units. Also, the expected annual increase in expenses for municipal costs and school costs is estimated to be \$56,641.

Each of the three host communities, Eatontown, Oceanport, and Tinton Falls, will be impacted in various ways including reduced tax rates, increased use of municipal services and the potential for additional school-age children due to these proposed homeless accommodations. Additional development and homeless accommodations cannot be supported due to the limitations of the infrastructure, the potential drain on much needed tax revenues required to support the development that is proposed in the Reuse Plan and the challenge of integrating additional special needs housing into the existing, surrounding neighborhoods. The proposed Reuse Plan forecasts a revenue deficit of \$7,000 during the initial redevelopment years for the Borough of Oceanport. The Borough of Oceanport will be carrying most of the load for the homeless accommodations proposed due to that fact that the Borough of Oceanport will have the most developable acreage, the most proposed dwelling units and the most buildings available for reuse.

The proposed homeless accommodations will not generate a significant number of school-age children. The 40 units of Permanent Supportive Housing assigned to the Permanent Supportive Housing Bank could

generate school-age children. Currently, none of the Homeless Assistance accommodations planned for Oceanport would generate school-age children. However, the Borough of Oceanport will start out from day one with a negative capacity to handle additional school-age children due to the proposed reuse of the existing historic housing located on Fort Monmouth. Any additional school-age children in the Borough of Oceanport beyond the Borough of Oceanport's current limited capacity would result in a need to spend over approximately \$65 million to construct a new school.

See Section 8.0 of the Reuse Plan for additional details on community impacts.

3) Legally Binding Agreements (LBAs)

The LBAs are attached hereto as Exhibits [b14](#) (County of Monmouth); [b15](#) (Family Promise of Monmouth County); [b16](#) (Affordable Housing Alliance and Cooperating Providers); and [b17](#) (180, Turning Lives Around, Inc.).

Information regarding the availability of public services, transportation and utility infrastructure required to service the buildings and facilities on Fort Monmouth recommended to serve the homeless is contained in the Reuse Plan.

4) Balance Statement

Fort Monmouth is the birthplace of major strategic technology innovations that helped win wars and the race for space, including the first radio-equipped meteorological balloon in 1928 and the first U.S. aircraft detection Radio Detection and Ranging (RADAR) system in 1938. In 1946, the RADAR developed by the Project Diana team was used to bounce electronic signals off the moon.

Sadly, removal of the Command, Control, Communication, Computers, Intelligence, Surveillance and Reconnaissance ("C4ISR") mission from Fort Monmouth means the base will no longer produce the technical innovations that have helped safeguard the United States of America for the past ninety (90) years. There is no guarantee that the lost high-tech jobs will be replaced in kind. Without implementation of a successful reuse and redevelopment strategy, Fort Monmouth will not remain a center of high technology innovation when the C4ISR mission is moved. Thus, an economically-driven Reuse Plan will have to overcome the substantial hurdles of infrastructure improvements and the demolition and construction that will be required for the redevelopment of Fort Monmouth, along with the cost implications of the affordable housing obligations required by the New Jersey Council on Affordable Housing.

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The BRAC process will not only close a military installation but will have a very chilling effect on the regional economy, as the real estate market becomes glutted and the lost jobs translate into lost sales in the local economy. It will also cripple one of New Jersey's premier high-tech job markets at a time when the pharmaceutical industry is rethinking its position in New Jersey and continued job losses plague the State. The intellectual capital developed at Fort Monmouth will be reassembled in Aberdeen, Maryland for those who choose to remain with the C4ISR mission, but those who stay in the Fort Monmouth region will not have any assurance of a job suited to their unique and highly skilled talents.

By any measure, the BRAC process will be realigning more than just the U.S. Army's C4ISR, making the redevelopment of Fort Monmouth a unique opportunity to head off a potentially devastating negative economic impact on Monmouth County. The potential loss of intellectual capital will siphon off taxpayers and retail consumers, as the State fashions a high-tech job attraction strategy replacement that can power the regional economy. A successful Reuse Plan that can retain and expand technology-based jobs is essential to the economic recovery of the Fort Monmouth region. The marketability of the Reuse Plan will depend on the opportunity to retain and expand the number of high technology jobs attractive to individuals possessing the intellectual capital and skills which were developed as part of the C4ISR mission at Fort Monmouth.

“primum nil nocere” - First do no harm

This was the Authority's charge to the Master Planner - “We must strive to make the lives of the citizens, taxpayers and those less fortunate in the Monmouth County Region better. The plan must be guided by market reality and adaptable to change. It must provide jobs and opportunity for economic success to all. It must provide affordable housing as well as provide accommodation for the Homeless in accordance with the needs of the Monmouth County Continuum of Care and appropriate balancing criteria.”

Further – the Reuse Plan must create “a Sustainable Technology Community that Promotes Governor Corzine's Economic Initiatives with a framework model for redevelopment & reuse that:

- Promotes the Technology Corridor Initiative
- Is consistent with State, County & Municipal planning policy
- Focuses on job replacement & employee training
- Is founded in market and economic analysis
- Addresses Homeless, COAH & Workforce housing needs
- Leverages Fort assets (People, Infrastructure, Location)
- Is a Green Community Model”

The closure of Fort Monmouth represents the loss of over 5,638 direct jobs and as many as 16,000 jobs in the region. The estimated annual State revenue

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stream lost is forecasted to be over \$165 million with an estimated \$2.4 billion contribution to the gross State product at stake. Therefore, the most critical need for the Fort Monmouth region and the host communities is to replace these expected job losses and attract new business to the Fort Monmouth region. In order to attract new business, the Authority will need to provide workforce housing for employees of these new businesses as well as other amenities including places to eat, shop, be entertained and public transportation.

It is expected that as much as seventy (70) percent of the existing Fort Monmouth workforce (direct and indirect) will not relocate with the mission to Aberdeen, Maryland. The Authority will need facilities to train and educate the existing workforce and new workforce, appropriate to the type of businesses the Authority intends to attract.

The potential impact of employees moving or losing their jobs will have a negative impact on tax rates and collections within the three host communities. Placing a disproportionate burden on the host communities to take on new and additional homeless accommodations would place a significant burden on the host communities when they are already facing the loss of Fort Monmouth as a major generator of economic activity in their communities.

To achieve an appropriate balance of the housing accommodations for the homeless, a mixed income plan of existing and new residential units has been proposed in the Reuse Plan. The existing residential units and structures located throughout Fort Monmouth will be utilized for both the homeless population and for the general population, thus creating a real mixed-income residential community, one without labels. A portion of the new residential units would also include set asides to be used in accommodating the homeless. This comprehensive housing strategy results in a scattered site approach, minimizing the impact of a large concentration of accommodations for homeless on Fort Monmouth. The Authority has taken care to develop a Reuse Plan that does not overburden the host communities with high concentrations of homeless persons, disproportionate to each host community's representation in Monmouth County. The addition of further homeless accommodations on Fort Monmouth would create such unreasonably high concentrations in the host communities compared with the rest of the municipalities located in Monmouth County.

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The following table reflects the land use balance proposed in the Reuse Plan:

Description	Acres	% of Site
Recreation/Open Space	503.52	44.746%
Commercial Office/High Tech/R&D	105.54	9.38%
Business Services/Retail	35.20	3.13%
Hospitality/Conference Center	16.02	1.42%
Government/Civic/Institutional	51.78	4.60%
Residential/Mixed Use	151.61	13.47%
Educational	19.82	1.76%
Medical/Healthcare	2.89	0.2%
Roads & Right-of-Ways	241.98	21.50%

Table 10

The land-uses proposed in the Reuse Plan are designed to replace and/or create over 5,000 new jobs and create positive revenue generation over the projected 20-year redevelopment period.

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5) Outreach

Throughout the current planning, implementation and redevelopment and reuse plan initiatives, the Authority has maintained a commitment towards public solicitation and outreach. By means of a series of meetings, advertisements, workshops, and tours, the Authority consistently and constantly created opportunities for public input, for community outreach and for a free flow of information regarding Homeless Assistance and Public Benefit Conveyance NOIs.

In the fourth open session meeting of the Authority, held on August 30, 2006 at the Oceanport Municipal Building, Oceanport, New Jersey, the Authority approved resolution #0608-09. The adoption of this resolution met the statutory requirements of a process for the acceptance by the Authority for NOIs from homeless assistance providers and those entities eligible for public benefit conveyances. The Authority provided for the maximum amount of time permitted for NOIs to be received – 180 days. The NOI solicitation period began on September 9, 2006. See [Exhibit b18](#): 083006-minutes.

The Authority ran an advertisement via the New Jersey Newspaper Network in papers on Saturday, September 9, 2006. The advertisement noted the “Availability of Surplus Federal Property and Local Eligible Parties, Including Homeless Service Providers”. The advertisement further stated that NOIs could be submitted to the Authority until March 8, 2007. Interested parties were invited to register for a BRAC workshop and Fort Monmouth tour. However, participation, as noted in the advertisement, was not required for submitting an NOI submittal. See [Exhibit b19](#): NJNN-ad estimate.

Following the advertisement, a meeting of the Monmouth County Human Services Advisory Council was held on September 12, 2006. The meeting sign-in sheet indicates that 33 people were present, all of whom received a NOI solicitation letter from the Authority and a copy of the NOI solicitation. See [Exhibit b20](#): County of Monmouth, Department of Human Services -Sign-in Sheet 9/12/06.

On September 15, 2006, a separate mailing to the members of the Monmouth County Homeless Continuum was conducted. In total, 87 letters were mailed, 78 return receipt cards were returned and 7 unclaimed letters were returned. Recipients were invited to the October 17, 2006 BRAC workshop held at the Monmouth County Library Headquarters Branch in Manalapan, New Jersey. The Office Manager of the Office of Business Advocate of the New Jersey Commerce, Economic Growth & Tourism Commission, distributed directions to the BRAC Workshop and further information via e-mail. See [Exhibit b21](#)

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091506-list (Records of receipt, Returned unclaimed letters) and [Exhibit b22](#): Fort Monmouth Workshop Directions).

The BRAC workshop was held on October 17, 2006 at the Monmouth County Library Headquarters Branch in Manalapan, New Jersey. The workshop involved a number of presentations. First, John Leigh, Project Manager, OEA, DoD, discussed outreach and facility redevelopment planning. Linda Charest, BRAC Coordinator, HUD, followed with a presentation on HUD's role and review functions in connection with the 2005 BRAC round. Two (2) members of the U.S. Department of the Army, Fort Monmouth Base Transition Office gave the last two presentations. Fort Monmouth Installation Master Planner, Robert Melascaglia, presented a Fort Monmouth Property Overview, followed by a presentation by Wanda Green, Fort Monmouth BRAC Environmental Coordinator, on Fort Monmouth Property Environmental Constraints. The presentations were then followed by a question-and-answer session. The BRAC Workshop was then concluded by Frank Cosentino, Executive Director of the Authority. See [Exhibit b23](#): BRAC Homeless Continuum and [Exhibit b24](#): BRAC Public Benefit Conveyance Workshop.

Two (2) days after the October 17, 2006 BRAC Workshop, registered participants received another e-mail regarding the October 19, 2006 tour. This windshield tour, which lasted approximately one hour and 45 minutes, oriented participants with Fort Monmouth and its facilities. The 33 non-Authority and non-State participants were instructed to send questions concerning information about specific buildings to the Authority. See [Exhibit b25](#): Fort Monmouth Tour Participants-October 19, 2006 (Things you will need to know prior to the October 19, 2006 tour of FM).

Rick Harrison, Deputy Director of the Authority, met with and made a presentation on the NOI process to the Monmouth County A-Team on January 26, 2007. Eighteen people from various housing and homeless organizations were in attendance. See [Exhibit b26](#): A-Team Attendance List January 26, 2007.

Rick Harrison, Deputy Director of the Authority, and John Ciufio of the New Jersey Commerce, Economic Growth and Tourism Commission, made a presentation to the County of Monmouth Department of Human Services Advisory Council on February 13, 2007. The presentation reviewed the NOI process the Authority would be utilizing. See [Exhibit b27](#) County of Monmouth, Human Services Advisory Council-February 13, 2007 Agenda.

Drafts of the LRA Application, including the Reuse Plan and the Homeless Assistance Submission, were made available for public review and comment on the Authority's website. The Authority also provided a website link for public comments to be submitted to the Authority in order to facilitate the ability of the

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public to provide comments during the drafting process. The Authority also made available drafts of the Reuse Plan and the Homeless Assistance Submission for public review and comment at several local libraries, including the Monmouth County Library – Eastern Branch, Shrewsbury, New Jersey, the Oceanport Public Library, the Eatontown Public Library and the Tinton Falls Public Library. Additionally, drafts of the Reuse Plan and the Homeless Assistance Submission were also made available for public review and comment at the Eatontown, Oceanport and Tinton Falls municipal buildings and at the offices of County of Monmouth in Freehold, New Jersey.

Three (3) public hearings were held on the Reuse Plan in each of the host communities. These public hearings were held as follows:

July 21, 2008 – Borough of Tinton Falls
July 23, 2008 – Borough of Oceanport
July 29, 2008 – Borough of Eatontown

The transcripts of each public hearing are included hereto as [Exhibits b28, b29](#) and [b30](#), respectively.

Additionally, the Authority conducted four (4) community charettes to receive public input during the development of the draft Reuse Plan.

Tours

Since the initial tour of Fort Monmouth held on October 19, 2006, there have been fourteen (14) additional tours of Fort Monmouth given related to Homeless Assistance NOIs. These additional fourteen (14) tours were given between the initial tour on October 19, 2006 and the most recent tour on July 17 2008. Participating organizations and persons who have been taken on tours of Fort Monmouth include the County of Monmouth Department of Human Services; interested citizens; Authority Advisory Committee Members; HABcore, Inc.; 180, Turning Lives Around, Inc.; and other NOI submitters. See [Exhibit b31: Fort Monmouth Tours-Homeless Assistance NOI Related](#).

The Authority's Social Services Advisory Committee ("SSAC") continues to expand the scope of its consideration and thus enhance the redevelopment efforts of the Authority. The SSAC was charged with determining the needs and priorities of the Monmouth County Continuum of Care in regard to the homeless and the review of what was requested by homeless assistance providers in the submitted Homeless Assistance NOIs. The make-up of SSAC consists of the Authority's Deputy Director, the Authority's Project Manager, a representative from the Monmouth County Department of Human Services, two Authority Members, and two public members. The SSAC typically met twice a month and discussions centered on collecting information and data on the homeless population in Monmouth County and mapping what was requested by homeless

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assistance providers in the submitted Homeless Assistance NOIs to those needs. See [Exhibit b32](#): FMERPA Social Services Advisory Committee list of public meetings and [Exhibit b33](#): FMERPA SSAC minutes.

The SSAC visited facilities operated by each of the homeless assistance providers who submitted Homeless Assistance NOIs. These visits by SSAC took place between September 17, 2007 and February 26, 2008. See [Exhibit b34](#): SSAC Homeless Provider Visits.

Consistent with attempts to attain a wide variety of opinions and suggestions regarding the provision of homeless assistance services, Executive Director Frank Cosentino and Deputy Director Rick Harrison met with various individuals and organizations regarding homeless assistance issues. On January 23, 2007, Executive Director Cosentino and Deputy Director Harrison attended a Veterans' Groups tour of Fort Monmouth, as well as a February 13, 2007 Veterans Advisory Committee Meeting of the Authority. Each also participated in homeless information sessions at the Association of Defense Communities' ("ADC") Winter Forums in 2006 and 2007, as well as ADC '07. On July 31, 2007, while participating in ADC '07, Executive Director Cosentino and Deputy Director Harrison visited Camillus House, Miami, Florida to meet with Dr. Paul Arh and his staff. Camillus House is the largest homeless assistance provider in Miami-Dade County. Following the trip, Deputy Director Harrison attended a meeting with Web Trammell, chair of the Monmouth County 10-year Chronic Homelessness Planning Committee. The above-noted meetings, along with other meetings attended by Authority staff, provided the Authority with alternative avenues to explore and observe homeless issues and solutions. See [Exhibit b35](#): Homeless Related Meetings- Frank C. Cosentino & Rick Harrison.

Public Hearing on the LRA Application

The public hearing on the LRA Application, including on the Reuse Plan and the Homeless Assistance Submission, was held by the Authority on August 15, 2008, at the Tinton Falls Municipal Center, Tinton Falls, New Jersey beginning at 10:08 a.m. Public comment and questions and answers followed a brief presentation on both the Reuse Plan and the Homeless Assistance Submission. The public hearing was adjourned at 1:38 p.m

See [Exhibit b36](#): The Transcript of the LRA Application Public Hearing August 15, 2008 and [Exhibit b37](#): LRA Presentation.

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Public Benefit Conveyances

Twenty-eight (28) Public Benefit Conveyance NOIs were received during the outreach process. Consideration of these Public Benefit Conveyance NOIs was integrated into the reuse planning process. See [Exhibit b38](#) for the list of Public Benefit Conveyance NOIs received by the Authority.

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List of Exhibits

a1	Fort Monmouth Reuse and Redevelopment Plan
b1	Point-In-Time Surveys
b2	Monmouth County Continuum of Care Application, Exhibit 1
b3	Survey of Providers of Homeless Services to Monmouth County Clients
b4	180, Turning Lives Around NOI
b5	Affordable Housing Alliance NOI
b6	The Center in Asbury Park NOI
b7	County of Monmouth, Dept. of Human Services NOI
b8	CPC Behavioral Healthcare NOI
b9	Easter Seals New Jersey NOI
b10	Family Promise of Monmouth County NOI
b11	HABcore NOI
b12	Lutheran Social Ministries NOI
b13	NOI Evaluation Checklist
b14	County of Monmouth, Human Services Legally Binding Agreement
b15	Family Promise of Monmouth County Legally Binding Agreement
b16	Affordable Housing Alliance and Cooperating Providers Legally Binding Agreement
b17	180, Turning Lives Around, Inc. Legally Binding Agreement
b18	083006-Minutes
b19	NJNN-ad estimate
b20	County of Monmouth, Dept. of Human Services Sign-in Sheet 9/12/06
b21	091506-list (Records of receipt, returned unclaimed letters)
b22	Fort Monmouth Workshop Directions
b23	BRAC Homeless Continuum
b24	BRAC Public Benefit Conveyance Workshop
b25	Fort Monmouth Tour Participants-October 19, 2006
b26	A-Team Attendance List January 26, 2007
b27	County of Monmouth, Human Services Advisory Council - February 13, 2007 Agenda
b28	Tinton Falls Public Hearing Transcript
b29	Oceanport Public Hearing Transcript
b30	Eatontown Public Hearing Transcript
b31	Fort Monmouth Tours-Homeless Assistance NOI Related
b32	FMERPA Social Services Advisory Council list of public meetings
b33	FMERPA SSAC Minutes
b34	SSAC Homeless Provider Visits
b35	Homeless Related Meetings- Frank C. Cosentino & Rick Harrison
b36	The Transcript of the LRA Application Public Hearing, August 15, 2008
b37	LRA Presentation
b38	List of Public Benefit Conveyance NOIs