



Fort Monmouth Economic
Revitalization Planning Authority

Fort Monmouth Economic Revitalization Planning Authority

Homeless Assistance Submission Highlights
Authority Board Meeting August 27, 2008

Rick Harrison, Deputy Director



Time Line

- NOI Solicitation period begins – September 9, 2006
- BRAC Workshop – October 17, 2006
- Tour of Fort Monmouth – October 19, 2006
- NOI Solicitation period ends – March 8, 2007
- Authority Approves resolution to start negotiations – June 24, 2008
- Draft 1 of Homeless Assistance Submission (HAS) posted to www.nj.gov/fmerpa , July 15, 2008
 - Draft 2 - July 28, 2008
 - Draft 3 – August 5, 2008
 - Draft 4 – August 13, 2008
 - Draft 5 – August 14, 2008 (Includes LBA forms)
- Notice of Public Hearing - July 15, 2008



Time Line Going Forward

- Public Hearing Held – August 15, 2008
- Incorporate any changes resulting from Public Hearing and include Transcript of Hearing in LRA Application
- Authority Board Approves LRA Application –
- Governor Approves minutes of Authority Meeting approving LRA Application
- Submittal of LRA Application to HUD/DoD –
- HUD approves LRA Application



LRA Application

- Two sections
 - a. Reuse and Redevelopment Plan
 - b. Homeless Assistance Submission
 - Information about the Homeless in Monmouth County
 - Notices of Interest
 - Legally Binding Agreements
 - Balance Statement
 - Outreach



Section a. Reuse and Redevelopment Plan

- Preliminary Plan Presentation – March 19, 2008
- Public Hearings
 - Tinton Falls – July 21, 2008
 - Oceanport – July 23, 2008
 - Eatontown – July 29, 2008
 - LRA Application – August 15, 2008



Federal Government Requirements

The McKinney Act requires “federal agencies to identify and make available surplus federal property...to assist homeless people.”

Key HUD Requirements:

- Form legally binding agreements with non-profit service providers
- Consider nature and size of population of homeless people in the vicinity
- Consider existing services addressing needs of the homeless
- Account for suitability of the buildings and property for needs of the homeless people
- Account for economic impact of proposed homeless assistance on communities in the vicinity of the installation
- Appropriately balance:
 - Needs for economic and other development
 - Needs of homeless people from surrounding communities



Information about the Homeless in Monmouth County

- Point-in-time Surveys

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



Information about the Homeless in Monmouth County

*Monmouth County Continuum of
Care Application - CoC Housing
Inventory Charts*

Exhibit 1

Housing Type	Family Units	Family Beds	Indiv/CH Beds
Emergency Shelter Unmet Need	0	0	0
Transitional Unmet Need	0	0	0
Permanent Supportive Unmet Need	350	750	900/200



Information about the Homeless in Monmouth County

- Other sources of input
 - Survey of Providers of Homeless Services to Monmouth County Clients
 - Site Visits
 - Anecdotal information



Permanent Supportive Housing Bank

- Flexible/efficient
- Maximum usage of facilities/accommodations
- Bank Administrator
 - Core Competence of building and facility rehabilitation and maintenance
 - Experience and proven track record of
 - Collaboration
 - Financial stability
- Cooperating Homeless (services) Providers
 - Core Competence at providing Services
 - Have clients ready to move into the housing



Permanent Supportive Housing Bank

- 20 Single Family Units (Ten - 2 bedroom units and ten – 3 bedroom units), to accommodate
 - mentally, developmentally, and physically disabled
 - substance abusers
 - veterans
- 20 units (two or three - 4 bedroom units, ten – 2 bedroom units and seven or eight – 3 bedroom units), of Permanent Supportive housing for homeless and chronically homeless families
- Building #270 to serve as an assisted living/Single Room Occupancy (SRO) facility which will have a minimum of 16 bedrooms.



Permanent Supportive Housing Bank

- Units will be made available to Bank participants on an exclusive right of referral basis
 - 60 days to initially fill
 - 30 days vacant triggers potential reversion to the Bank
 - Units will be set aside as floating units to be assigned based on need to either, other Bank participants, or other homeless service providers in the Monmouth County Continuum of Care



Recommended Accommodations and NOIs Supported

- Monmouth County NOI requesting Single Adult Shelter (replacement)
 - This will be a build-to-suit facility to be located in the Oceanport area of Fort Monmouth
 - Approximately 15,000 Square Foot facility
 - Will accommodate up to 40 persons
- The existing shelter or an interim facility will keep the shelter in-service until the new facility is ready for occupancy.



Recommended Accommodations and NOIs Supported

- Family Promise NOI requesting a day center to accommodate up to 10 families. This will be located in Building 501
 - 2832 Square Foot Facility
 - Currently the Counseling Center
 - Next to Chapel



Recommended Accommodations and NOIs Supported

- 180 Turning Lives Around NOI requesting a new domestic violence victims safe house to accommodate 15 women and their children.
 - Will accommodate as many as 60 persons
 - 180 currently has a contract for sale on some property off- site.
 - 180 has had plans to get out of their current location which is not a good location for their clientele
- The Authority supports a monetary accommodation in the amount of \$4,500,000 to accommodate the acquisition and construction of a new safe house off-site
 - 20,000 Square Foot facility



Recommended Accommodations and NOIs Supported

- Affordable Housing Alliance NOI.
 - The Affordable Housing Alliance will be the administrator of the Permanent Supportive Housing Bank.
 - All facilities conveyed for accommodating the Bank will be conveyed to the Affordable Housing Alliance.
 - Bank will be responsible for operating and maintaining the facilities
 - Bank will have lease arrangements with the clients and service providers (cooperating providers)
 - 40 single family units of varying bedroom counts (scattered sites throughout the Eatontown and Tinton Falls reuse areas). and building 270 will be conveyed



Recommended Accommodations and NOIs Supported

- Other NOIs accommodated in the Bank (cooperating providers) are:
 - CPC Behavioral Healthcare
 - Easter Seals of New Jersey
 - HABcore
 - Lutheran Social Ministries
 - The Center
 - Family Promise
 - 180 Turning Lives Around



Balancing our Objectives

- Job Creation
- Economic contribution
- Open Space
- Fiscal Impact on Municipalities
- Affordable/Workforce Housing
- Honor the history of the place and the people who served here



- Homeless Accommodation



Back-up Slides



Impact on Need

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

Number of Homeless Monmouth County	Proposed Number of Homeless Fort Monmouth	% Fort Monmouth Homeless of County Homeless
900	184	20%

This does not include the accommodation for 15 units/60 women and children for Victims of Domestic Violence via cash contribution of \$4.5M



Fort Monmouth Accommodation Comparisons to Overall County

Number Homeless	Fort Monmouth Dwelling units as a % of Total County Dwelling Units	Homeless persons to be accommodated based on Dwelling Units %	Number Homeless	Fort Monmouth acreage as a % of Total County acreage	Homeless persons based on acreage %
900	.62%	6	900	.37%	3