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2/20/09 Draft

**Pennsauken Township Local Redevelopment Authority
Supplement to LRA Application
(32 CFR Part 176.30)**

Section (a) Redevelopment Plan

The Redevelopment Plan for the SFC Nelson V. Brittin Army Reserve Center ("Brittin USARC") is attached hereto as Exhibit A.

Section (b) Homeless Assistance Submission

(1) Homelessness in the Communities in the Vicinity of Brittin USARC

(i) Political Jurisdictions which Comprise the Pennsauken Township LRA ("LRA")

Pennsauken Township is the only political jurisdiction that comprises the LRA. The Brittin USARC is located entirely in Pennsauken Township. Pennsauken Township was recognized by OEA as the LRA for the Brittin USARC on April 12th 2006. The LRA is currently comprised of the following members, all of who are residents of Pennsauken Township: [list LRA members].

**Local Redevelopment Authority
Board Members Areas of Expertise**

- **William Buffington** – Economic Development, Retired Real Estate Appraiser, Neighborhood Representative. – Pennsauken Township
- **Larry Cardwell** – Economic Development, Human Relations Council, Stable Integration Governing Board. – Pennsauken Township
- **Terrence Carr** – Economic Development, Board Member of Camden County Improvement Authority, South Jersey Transportation Authority Steering Committee. – Pennsauken Township
- **Bob Cummings** – Executive, Business Administrator for Pennsauken Township.
- **John Dunn** – Community Outreach & Social Advocacy, Township Planning Board Member, Supervisor for Philadelphia Gas Works.
- **Ed Grochowski** – Economic Development, Assistant Township Administrator, Director of Economic & Industrial Development.
- **Jack Killion** – Executive, Director of Facilities for the Pennsauken Board of Education.
- **Patte Magro** – Community Outreach & Social Advocacy, Acting Program Director of Townships' Housing Authority, Administrative Assistant for Townships' Welfare Department.
- **William Orth** – Executive, Mayor, Director of Pennsauken Sewerage Authority.
- **Trudy Painter** – Community Outreach & Social Advocacy, Retired Director of Pennsauken Township Planning & Zoning Department.
- **Greg Schofield** – Executive, Business Owner – Pennsauken Township

- **Geri Tabako** – Community Outreach & Social Advocacy, Director of Customer Service for the Merchantville Pennsauken Water Commission.
- **Ricardo Taylor** – Executive, Principal of two Pennsauken Elementary Schools.
- **Frank Warwick** – Community Outreach & Social Advocacy, NJ Licensed Electrician, Supervisor of Facilities for the Pennsauken Board of Education.
- **Rich Wesley** – Community Outreach & Social Advocacy, Chairman of Pennsauken Townships' Environmental Commission.
- **John Kneib** – Executive, Financial Planning Business Owner – Pennsauken Township

(ii) Gaps in the Continuum of Care System in Camden County and Pennsauken Township

a. Camden County

According to the Point in Time Survey of Camden County's homeless population conducted January 29, 2008, as confirmed by the Camden County Continuum of Care, the total homeless count was 541 in Camden County (see Exhibit B for data from the 2008 Point in Time Survey and analysis in Exhibit C). A relatively high percentage of this population (37%) reported being homeless for more than one year, indicating a high degree of chronic homelessness in this population. The Homeless Network Planning Committee provided the following analysis regarding the homeless population in Camden County:

"The 2008 Point in Time count documented a significant decrease in homelessness. Overall the decrease was ten (10%) per cent. Households with children dropped twenty-eight (28%) as a result of increased vigilance and increased effectiveness of the assessment and intake process. Homelessness for individuals fell twelve (12%) per cent. The total number of chronically homeless dropped by thirty-three (33%) per cent.

The Homeless Network Planning Committee believes the drop in homelessness was a direct result of two activities. The first was the adoption of the Ten Year Plan to End Homelessness. The second was the establishment of a permanent standing committee to focus on housing issues. The two combined together have increased the effectiveness of efforts to end homelessness in the entire continuum".

b. Pennsauken Township

The 2008 Point in Time Survey identified the town of residence of the homeless population prior to becoming homeless. Members of the homeless population who resided in Pennsauken Township prior to being homeless was 10, or approximately 2% of the 2008 homeless population in Camden County.

c. Unmet Needs Analysis

According to the Continuum of Care for Camden County, the primary unmet need for the homeless population in Camden County is the creation of permanent housing to house the homeless. The primary goal of the Continuum's Ten Year Plan to End Homelessness is to create new permanent housing beds for chronically homeless persons. (See Exhibit D).

(2) Notices of Interest

(i) Relationship of Notices of Interest to the Consolidated Plan, including Priorities and Costs

The LRA received one (1) Notice of Interest ("NOI") from the Volunteers of America Delaware County, Inc. ("VOA"). The VOA NOI proposed transfer of the entire site to the VOA. Following negotiations, the LRA and VOA have agreed on the transfer of a two (2) acre portion of the site to VOA.

The VOA proposal is consistent with meeting the highest priority goal of the creation of permanent housing to server the homeless, as established by the Camden County Continuum of Care to address the unmet needs of the homeless in Pennsauken Township.

In keeping with the original intent of the VOA proposal as well as the Community Redevelopment and Homeless Assistance Act, the VOA intends to construct permanent housing for the homeless to best maximize the property while conforming to local regulations. The type of housing provided by the VOA will conform to the regulations set forth in CFR part 586. The number of units will be established when predevelopment work begins and with the consultation of a planning/architectural professional. The number and size of units will conform to the zoning regulations in effect at that time.

The new housing development will be organized and designed to create and sustain an attractive and safe neighborhood. Development will feature pedestrian friendly streetscapes throughout the community. Planning for new development will be guided by the traditional models of street layouts, tree plantings, and building setbacks as set forth by the tTownship. It will also be designed on a "human scale" with reasonable limitations on size, bulk, site disturbance, and relationships to the public streetscape. It has not been decided whether housing will be single homes, townhouses, or apartment buildings. Services to be provided to residents of the new housing units will include [describe services].

(ii) Copies of Notices of Interest

A Copy of the VOA NOI was included in the original Application.

(iii) Community Impact

There will be multiple positive benefits to the community in the areas of enhanced Public Safety and First Responder/Emergency Management as well as provision of available and adequate housing for the homeless population. Environmental benefits will also be realized through the enhanced relocation of the Department of Public Works to the site as well as planned landscaping and streetscape improvements on the site's interior and perimeter.

The commercially zoned site will also serve as a potential catalyst for redevelopment within this area of the Township by creating a Township "footprint" in the neighborhood and through planned financial infrastructure.

Public Safety will be enhanced by having Township first responder employees on the site which will discourage vagrancy, vandalism, and crime within the surrounding area and provide for "eyes on the street" and a local presence within the neighborhood.

Existing easements, including the Federal Aviation Authority (F.A.A.) easement for a major Doppler radar facility will be maintained.

Negative impacts to the community may include a minimal increase in traffic volume (Vehicle Trips per day) on Federal Street and 39th Street due to the increase in daily population (employees and residents) utilizing the site and the increase in Township vehicles which will be located there. The Township will monitor level of use on the adjacent roadways and will take steps to provide traffic mitigation and/or traffic enhancements should they be required to maintain acceptable Levels of Service on the surrounding roadways.

Based on the projected number of residents within the Housing for the Homeless parcel, it is determined that there is adequate existing capacity within the Township and local community for the provision of schools/education and social services for the proposed redevelopment.

(3) Legally Binding Agreement

The Legally Binding Agreement, as consented to by VOA, is attached hereto as Exhibit E.

(4) Balance Statement

In the preparation of the Redevelopment Plan, the LRA thoughtfully balanced the needs of Pennsauken Township for modern and up-to-date facilities to house its emergency management and first responder capabilities and the needs of the homeless in Pennsauken Township. Currently, facilities for housing the Township's emergency services providers are seriously outdated [Describe need for new, better located and consolidated facilities. Be as detailed as possible]. The 4+ acre portion of the Brittin USARC site, as shown on the Redevelopment Plan, will meet the Township's needs for the establishment of a new and consolidated emergency management center. The Township is currently in the process of applying to FEMA for a public

benefit conveyance for the no-cost transfer of this portion of the site to the Township. This request has been coordinated with the Army.

According to 2008 data on the number of homeless in Camden County, of the 541 homeless persons in Camden County, 10 of these individuals listed their former place of residence as Pennsauken Township (see Exhibit F). Based on our conservative estimates, units of multi-family housing may be constructed on the 2+ acre portion of Brittin USARC site being allocated to VOA for the provision of permanent housing units for the homeless. Thus number of units will clearly meet the needs of the current homeless population in Camden County allocated to Pennsauken Township. Given the needs of the Township for up-to-date and well-located emergency management facilities and the number of homeless capable of being served at the portion of the Brittin USARC site allocated to the homeless, we believe this balance is fair, equitable and in compliance with requirements of applicable federal law.

(5) Outreach

a. A description of workshops that were held, including information packets and sign-in sheets were included in the original Application. Documentation of our newspaper ad on June 8, 2006 is attached at Exhibit G. Prior to the workshops, the LRA created an informational handout booklet that was made available to local homeless providers and the public, and was available for public review at Township offices.

b. On July 17, 2007, a public hearing on the original LRA Application was held at Township offices. Formal notice of this hearing, a sign-in sheet and a summary of comments received are including in the original Application.

c. A draft of this Supplement to the LRA Application, along with the original Application, were made available for public review and comment on February 27th, 2009. Copies of the draft Supplement and the original Application were made available at Township offices and at the Public Library. Notice of the availability of the draft Supplement and the original Application were published on February 27th, 2009 in the Clerk's office in the township municipal building, and the Public Library and posted on the township website. Proof of publication is attached hereto as Exhibit H. Adjustments were made to the draft Supplement based on comments received from the public.

d. A formal public hearing meeting all Township legal requirements for a public hearing was held on the draft Supplement and the original Application on March 23rd, 2009, at the township of Pennsauken public meeting hall. Proof of publication of the notice of this hearing is attached hereto as Exhibit HI. A summary of comments received at the hearing are attached hereto as Exhibit IJ.