Exhibit b1

2007 and 2008 Point-In-Time Surveys
### Exhibit b1: 2007 and 2008 Point-in-Time Surveys

**Indicate date of last point-in-time count: 2008 MONMOUTH**

#### Part 1: Homeless Population

<table>
<thead>
<tr>
<th>Part 1: Homeless Population</th>
<th>Sheltered</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Emergency</td>
<td>Transitional</td>
<td>Unsheltered</td>
<td>Total</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Number of Households with Dependent Children</td>
<td>60</td>
<td>68</td>
<td>3</td>
<td>140</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1a. Total Number of Persons in these Households (adults and children)</td>
<td>224</td>
<td>222</td>
<td>6</td>
<td>452</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Number of Households <strong>without</strong> Dependent Children:</td>
<td>197</td>
<td>46</td>
<td>61</td>
<td>304</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2a. Total Number of Persons in these Households</td>
<td>197</td>
<td>46</td>
<td>61</td>
<td>304</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Persons (Add Lines 1a and 2a):</td>
<td>421</td>
<td>268</td>
<td>67</td>
<td>756</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Part 2: Homeless Subpopulation

<table>
<thead>
<tr>
<th>Part 2: Homeless Subpopulation</th>
<th>Sheltered</th>
<th>Unsheltered</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Chronically Homeless</td>
<td>74</td>
<td>10</td>
<td>84</td>
</tr>
<tr>
<td>b. Severely Mentally Ill</td>
<td>246</td>
<td>8</td>
<td>254</td>
</tr>
<tr>
<td>c. Chronic Substance Abuse</td>
<td>177</td>
<td>13</td>
<td>190</td>
</tr>
<tr>
<td>d. Veterans</td>
<td>15</td>
<td>8</td>
<td>23</td>
</tr>
<tr>
<td>e. Persons with HIV/AIDS</td>
<td>58</td>
<td>3</td>
<td>61</td>
</tr>
<tr>
<td>f. Victims of Domestic Violence</td>
<td>84</td>
<td>3</td>
<td>87</td>
</tr>
<tr>
<td>g. Unaccompanied Youth (under 18)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Part 1: Homeless Population</td>
<td>Sheltered</td>
<td></td>
<td></td>
</tr>
<tr>
<td>-----------------------------</td>
<td>-----------</td>
<td>-----------</td>
<td>-----------</td>
</tr>
<tr>
<td></td>
<td>Emergency</td>
<td>Transitional</td>
<td>Unsheltered</td>
</tr>
<tr>
<td>1. Number of Households with Dependent Children</td>
<td>98</td>
<td>72</td>
<td>5</td>
</tr>
<tr>
<td>1a. Total Number of Persons in these Households (adults and children)</td>
<td>193</td>
<td>183</td>
<td>12</td>
</tr>
<tr>
<td>2. Number of Households without Dependent Children:</td>
<td>332</td>
<td>49</td>
<td>61</td>
</tr>
<tr>
<td>2a. Total Number of Persons in these Households</td>
<td>332</td>
<td>49</td>
<td>61</td>
</tr>
<tr>
<td>Total Persons (Add Lines 1a and 2a):</td>
<td>525</td>
<td>232</td>
<td>73</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Part 2: Homeless Subpopulation</th>
<th>Sheltered</th>
<th>Unsheltered</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Chronically Homeless</td>
<td>40</td>
<td>50</td>
<td>90</td>
</tr>
<tr>
<td>b. Severely Mentally Ill</td>
<td>259</td>
<td>24</td>
<td>283</td>
</tr>
<tr>
<td>c. Chronic Substance Abuse</td>
<td>210</td>
<td>30</td>
<td>240</td>
</tr>
<tr>
<td>d. Veterans</td>
<td>13</td>
<td>1</td>
<td>14</td>
</tr>
<tr>
<td>e. Persons with HIV/AIDS</td>
<td>18</td>
<td>6</td>
<td>24</td>
</tr>
<tr>
<td>f. Victims of Domestic Violence</td>
<td>58</td>
<td>0</td>
<td>58</td>
</tr>
<tr>
<td>g. Unaccompanied Youth (under 18)</td>
<td>0</td>
<td>7</td>
<td>7</td>
</tr>
</tbody>
</table>
Exhibit b2

Monmouth County
Continuum of Care
Application, Exhibit 1
## I: CoC Housing Inventory Charts

### Emergency Shelter: Fundamental Components in CoC System – Housing Inventory Chart

<table>
<thead>
<tr>
<th>Provider Name</th>
<th>Facility Name*</th>
<th>HMIS Part. Code</th>
<th>Number of Year-Round Beds in HMIS</th>
<th>Geo Code</th>
<th>Target Pop</th>
<th>Year-Round Beds</th>
<th>Total Year-Round Beds</th>
<th>Other Beds</th>
<th>Seasonal</th>
<th>O/V*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Inventory (Available for Occupancy on or before Jan. 31, 2006)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>180 Turning Lives Around</td>
<td>DV Shelter*</td>
<td>DV</td>
<td>0</td>
<td></td>
<td>349025</td>
<td>FC</td>
<td>7</td>
<td>18</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Check-Mate, Inc.</td>
<td>Adult Shelter*</td>
<td>PA</td>
<td>31</td>
<td></td>
<td>349025</td>
<td>SMP</td>
<td>0</td>
<td>0</td>
<td>31</td>
<td>31</td>
</tr>
<tr>
<td>Interfaith Hospitality</td>
<td>Emergency Shelter</td>
<td>PA</td>
<td>0</td>
<td>14</td>
<td>349025</td>
<td>FC</td>
<td>5</td>
<td>14</td>
<td>0</td>
<td>14</td>
</tr>
<tr>
<td>HABcore</td>
<td>Laurel House</td>
<td>PA</td>
<td>2</td>
<td>0</td>
<td>349025</td>
<td>SMP</td>
<td>0</td>
<td>0</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>HABcore</td>
<td>J. Coffey House</td>
<td>PA</td>
<td>1</td>
<td>0</td>
<td>349025</td>
<td>SMP</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Subtotals:</td>
<td></td>
<td></td>
<td>34</td>
<td>14</td>
<td></td>
<td></td>
<td>12</td>
<td>32</td>
<td>34</td>
<td>48</td>
</tr>
</tbody>
</table>

| Subtotals: | | | 0 | 0 | | | | | | | |

<p>| Inventory Under Development (Available for Occupancy after January 31, 2007) | | | | | | | | | | |
| Subtotal Inventory Under Development: | | | | | | | | | | |
| Unmet Need Totals: | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 |</p>
<table>
<thead>
<tr>
<th>Total Year-Round Beds—Individuals</th>
<th>Total Year-Round Beds—Families</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Total Year-Round Individual Emergency Shelter (ES) Beds:</td>
<td>34</td>
</tr>
<tr>
<td>2. Number of DV Year-Round Individual ES Beds:</td>
<td>0</td>
</tr>
<tr>
<td>5. HMIS Coverage—Individual ES Beds (Divide Line 4:</td>
<td>100%</td>
</tr>
</tbody>
</table>
## 1: CoC Housing Inventory Charts

### Transitional Housing: Fundamental Components in CoC System – Housing Inventory Chart

<table>
<thead>
<tr>
<th>Provider Name</th>
<th>Facility Name*</th>
<th>HMIS Part. Code</th>
<th>Number of Year-Round Beds in HMIS</th>
<th>Geo Code</th>
<th>Target Pop</th>
<th>Year-Round</th>
<th>Total Year-Round Beds</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Ind.</td>
<td>Fam.</td>
<td>A</td>
<td>B</td>
<td>Fam. Units</td>
</tr>
<tr>
<td>Current Inventory (Available for Occupancy on or before January 31, 2006)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>180 Turning Lives Around</td>
<td>Transitional Housing*</td>
<td>DV</td>
<td>0</td>
<td>0</td>
<td>349025</td>
<td>FC</td>
<td>DV</td>
</tr>
<tr>
<td>Monmouth Cty Dept of Human Services</td>
<td>Linkages*</td>
<td>FA</td>
<td>0</td>
<td>29</td>
<td>349025</td>
<td></td>
<td>29</td>
</tr>
<tr>
<td>Monmouth Neighborhood Housing</td>
<td>Manna House*</td>
<td>FA</td>
<td>0</td>
<td>10</td>
<td>349025</td>
<td>FC</td>
<td>10</td>
</tr>
<tr>
<td>Homing Corp.</td>
<td>Spring House</td>
<td>PA</td>
<td>0</td>
<td>9</td>
<td>349025</td>
<td>FC</td>
<td>9</td>
</tr>
</tbody>
</table>

Subtotals: 0 48 Subtotal Current Inventory: 58 88 0 48


Subtotals: 0 0 Subtotal New Inventory: 0 0 0 0

Inventory Under Development (Available for Occupancy after January 31, 2007) | Anticipated Occupancy Date | | | | | | | | |

Subtotal Inventory Under Development: 0 0 0 0

Unmet Need | Unmet Need Totals: 0 0 0 0

Total Year-Round Beds—Individuals | Total Year-Round Beds—Families
<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Total Year-Round Individual Transitional Housing Beds:</td>
<td>0</td>
</tr>
<tr>
<td>2. Number of DV Year-Round Individual TH Beds:</td>
<td>0</td>
</tr>
<tr>
<td>3. Subtotal, non-DV Year-Round Individual TH Beds (Line 1 minus Line 2):</td>
<td>0</td>
</tr>
<tr>
<td>4. Total Year-Round Individual TH Beds in HMIS:</td>
<td>0</td>
</tr>
<tr>
<td>5. HMIS Coverage—Individual TH Beds (Divide Line 4 by Line 3 and multiply by 100. Round to a whole number):</td>
<td>NA</td>
</tr>
<tr>
<td>6. Total Year-Round Family Transitional Housing Beds:</td>
<td>88</td>
</tr>
<tr>
<td>7. Number of DV Year-Round Family TH Beds:</td>
<td>40</td>
</tr>
<tr>
<td>8. Subtotal, non-DV Year-Round Family TH Beds (Line 6 minus Line 7):</td>
<td>48</td>
</tr>
<tr>
<td>9. Total Year-Round Family TH Beds in HMIS</td>
<td>48</td>
</tr>
<tr>
<td>10. HMIS Coverage—Family TH Beds (Divide Line 9 by Line 8 and multiply by 100. Round to a whole number):</td>
<td>100%</td>
</tr>
</tbody>
</table>
# I: CoC Housing Inventory Charts

## Permanent Supportive Housing*: Fundamental Components in CoC System – Housing Inventory Chart

<table>
<thead>
<tr>
<th>Provider Name</th>
<th>Facility Name</th>
<th>HMIS Part. Code</th>
<th>Number of Year-Round Beds in HMIS</th>
<th>Geo Code</th>
<th>Target Pup.</th>
<th>Year-Round</th>
<th>Total Year-Round Beds</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Current Inventory</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Easter Seals, NJ</td>
<td>RainTree*</td>
<td>PA 14 0 349025</td>
<td>SMF 0 0 14/3 14</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HABcore</td>
<td>Asbury House*</td>
<td>PA 6 0 349025</td>
<td>SMF 0 0 6/6 6</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HABcore</td>
<td>Route 66 Apts*</td>
<td>PA 16 0 349025</td>
<td>SMF 0 0 16/7 16</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Monmouth Cty Div of Social Services</td>
<td>Housing with Dignity (S+C)*</td>
<td>PS 17 0 349025</td>
<td>SMF AJS 0 0 17/13 17</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Monmouth Cty Div of Social Services</td>
<td>Lynch's Lodging (S+C)*</td>
<td>PS 0 0 349025</td>
<td>PC 6 22 0 22</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Monmouth Cty Div of Social Services</td>
<td>Homeward Bound I (S+C)*</td>
<td>PS 21 9 349025</td>
<td>SMF 3 9 21/21 30</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>O.C.E.A.N., Inc.</td>
<td>Perm Supportive Housing*</td>
<td>PA 9 0 349025</td>
<td>SMF 0 0 9/9 9</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NJ Dept of Community Affairs</td>
<td>Scattered Site (S+C) ES, CPC, CSP*</td>
<td>PS 10 2 349025</td>
<td>SMF 1 2 10 10</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Affordable Housing Alliance</td>
<td>Belford Park Rd. Apartments</td>
<td>PA 0 0 349025</td>
<td>PC 4 4 0 4</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>New Inventory in Place in 2006</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Subtotals: 118 37 Subtotal Current Inventory: 14 37 118/59 153
### Exhibit 1 - Monmouth County 2007 Continuum of Care (CoC)

<table>
<thead>
<tr>
<th>Center House in Asbury Park</th>
<th>Center House (S+C)*</th>
<th>PA</th>
<th>25</th>
<th>0</th>
<th>349025</th>
<th>SMF</th>
<th>AIDS</th>
<th>0</th>
<th>0</th>
<th>25/18</th>
<th>25</th>
</tr>
</thead>
<tbody>
<tr>
<td>Collaborative Support Programs</td>
<td>Scattered Site Apartments/DCA</td>
<td>PA</td>
<td>8</td>
<td>0</td>
<td>349025</td>
<td>SMF</td>
<td>0</td>
<td>0</td>
<td>8/8</td>
<td>8</td>
<td></td>
</tr>
<tr>
<td>Collaborative Support Programs</td>
<td>Scattered Site S+C*</td>
<td>PA</td>
<td>4</td>
<td>0</td>
<td>349025</td>
<td>SMF</td>
<td>0</td>
<td>0</td>
<td>4/4</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>Monmouth County Div. of Soc. Services</td>
<td>Ray of Light S+C*</td>
<td>PS</td>
<td>6</td>
<td>0</td>
<td>349025</td>
<td>YMF</td>
<td>AIDS</td>
<td>0</td>
<td>0</td>
<td>6/2</td>
<td>6</td>
</tr>
</tbody>
</table>

**Subtotals:** 18  0  349025  SMF  AIDS  0  0  43/32  43

### Inventory Under Development

(Inventory for Occupancy after January 31, 2007)

<table>
<thead>
<tr>
<th>Housing Corporation</th>
<th>Permanent Housing</th>
<th>Occupancy Date</th>
<th>PA</th>
<th>25</th>
<th>0</th>
<th>349025</th>
<th>SMF</th>
<th>AIDS</th>
<th>0</th>
<th>0</th>
<th>25/18</th>
<th>25</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homing Corporation</td>
<td>Permanent Housing</td>
<td>Jul-08</td>
<td>8</td>
<td>0</td>
<td>17</td>
<td>17</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Collaborative Support Programs</td>
<td>Scattered Site S+C*</td>
<td>Sep-07</td>
<td>0</td>
<td>0</td>
<td>3/3</td>
<td>3</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>O.C.E.A.N., Inc.</td>
<td>Scatter sites</td>
<td>Aug-07</td>
<td>0</td>
<td>0</td>
<td>5/5</td>
<td>5</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**SUBTOTAL INVENTORY UNDER DEVELOPMENT:** 8  0  25/8  25

## Unmet Need

<table>
<thead>
<tr>
<th>Unmet Need</th>
<th>Unmet Need Totals: 350 750 900/100 1650</th>
</tr>
</thead>
</table>

### Total Year-Round Beds—Individuals

- **1. Total Year-Round Individual Permanent Housing Beds:** 136
- **2. Number of DV Year-Round Individual PH Beds:** 0
- **3. Subtotal, non-DV Year-Round Individual PH Beds (Line 1 minus Line 2):** 136
- **4. Total Year-Round Individual PH Beds in HMIS:** 136
- **5. HMIS Coverage—Individual PH Beds (Divide Line 4 by Line 3 and multiply by 100. Round to a whole number):** 100%

### Total Year-Round Beds—Families

- **6. Total Year-Round Family Permanent Housing Beds:** 37
- **7. Number of DV Year-Round Family PH Beds:** 0
- **8. Subtotal, non-DV Year-Round Family PH Beds (Line 6 minus Line 7):** 37
- **9. Total Year-Round Family PH Beds in HMIS:** 37
- **10. HMIS Coverage—Family PH Beds (Divide Line 9 by Line 8 and multiply by 100. Round to a whole number):** 100%
Exhibit b3

Survey of Providers of Homeless Services to Monmouth County Clients
Survey of Providers of Homeless Services to Monmouth County Clients

Q1. Does your organization provide **shelter or housing** for homeless individuals or families?
   ___5_____ YES     ___3_____ NO

Q2. If so, please indicate the type of shelter/housing provided (check all that apply).
   ___1_____ Emergency Shelter   ___4_____ Transitional Housing   ___4_____ Permanent Housing

Q3. To which population(s) do you provide shelter/housing (check all that apply)?
   ___4_____ Chronically Homeless   ___4_____ Severely Mentally Ill   ___5_____ Chronic Substance Abusers
   ___2_____ Veterans   ___3_____ Persons w/ HIV/AIDS   ___4_____ Victims of Domestic Violence
   ___ Unaccompanied Youth (under 18) other: 1 Homeless women w/ children (doesn’t meet HUD definition for Chronically Homeless)

Q4. Does your organization provide **supportive services** to homeless individuals or families?
   ___9_____ YES     _________ NO

Q5. Over past 2-3 years, has the demand for your services been:
   ___5_____ INCREASING   ___1_____ DECREASING   ___2_____ STAYING SAME

Q6. Did your organization submit a Homeless Assistance NOI (Notice of Inquiry) to FMERPA (Fort Monmouth Economic Revitalization Planning Authority) for the conveyance of buildings or land?
   ___5_____ YES   ___4_____ NO

Q7. Based on your experience in providing shelter/housing and/or supportive services in Monmouth County, how would you rank the following housing types for homeless individuals and families in terms of need (1 = greatest need, 3 = least need):
   1 (2x’s), 2 (2x’s), & 3 (4x’s) and 1 X  Emergency Shelter
   1 (3x’s), 2 (3x’s), & 3 (2x’s) and 1 X  Transitional Housing
   1 (5x’s), 2 (2x’s), & 3 (1x’s) and 1 X  Permanent Housing

Q8. If your organization provides shelter/housing for individuals and/or families, for each one that you are able to serve, how many others could you serve if you had the capacity?
   ___ None (everyone is served who needs to be served)
   ___1_____ about 1 more
   ___2_____ about 2 more
   ___3_____ 3 or more

Please return this completed form by Friday, March 21, to Rev. P. Susan Mamchuk via email at: psmamchuk@comcast.net

THANK YOU FOR YOUR TIME IN COMPLETING THIS IMPORTANT SURVEY!!!

Organization:
Executive Director (preferred, or person responding):
Phone number:
Consolidation based on 8 surveys
Survey of Providers of Homeless Services to Monmouth County Clients

Q1. Does your organization provide shelter or housing for homeless individuals or families?

______YES   ______NO

Q2. If so, please indicate the type of shelter/housing provided (check all that apply).

______Emergency Shelter ________ Transitional Housing ________ Permanent Housing

Q3. To which population(s) do you provide shelter/housing (check all that apply)?

______Chronically Homeless ______ Severely Mentally Ill ______ Chronic Substance Abusers

______Veterans ______ Persons w/ HIV/AIDS ______ Victims of Domestic Violence

______ Unaccompanied Youth (under 18) none

Q4. Does your organization provide supportive services to homeless individuals or families?

Food/clothing/household items _______ YES _______ NO

Q5. Over past 2-3 years, has the demand for your services been:

______ INCREASING _______ DECREASING _______ STAYING SAME

Q6. Did your organization submit a Homeless Assistance NOI (Notice of Inquiry) to EMERPA (Emerson Monmouth Economic Revitalization Planning Authority) for the conveyance of buildings or land?

______YES _______ NO

Q7. Based on your experience in providing shelter/housing and/or supportive services in Monmouth County, how would you rank the following housing types for homeless individuals and families in terms of need (1 = greatest need, 3 = least need):

______ Emergency Shelter

______ Transitional Housing

______ Permanent Housing

Q8. If your organization provides shelter/housing for individuals and/or families, for each one that you are able to serve, how many others could you serve if you had the capacity?

N/A _______ None (everyone is served who needs to be served)

______ about 1 more

______ about 2 more

______ 3 or more

Please return this completed form by Friday, March 21, to Rev. P. Susan Maenchak via email at: psmamenchak@comcast.net

THANK YOU FOR YOUR TIME IN COMPLETING THIS IMPORTANT SURVEY!!!

Organization: ______ CHANT Food Pantry

Executive Director (preferred, or person responding): Annie Hainesworth

Phone number: (732) 774-2712
Survey of Providers of Homeless Services to Monmouth County Clients

Q1. Does your organization provide shelter or housing for homeless individuals or families?
   _X_ YES   _NO

Q2. If so, please indicate the type of shelter/housing provided (check all that apply).
   _X_ Emergency Shelter   _ _ Transitional Housing   _X_ Permanent Housing

Q3. To which population(s) do you provide shelter/housing (check all that apply)?
   _X_ Chronically Homeless   _X_ Severely Mentally Ill   _ _ Chronic Substance Abusers
   _ _ Veterans   _ _ Persons w/ HIV/AIDS   _ _ Victims of Domestic Violence
   _ _ Unaccompanied Youth (under 18)

Q4. Does your organization provide supportive services to homeless individuals or families?
   _ _X_ YES   _ _ NO

Q5. Over past 2-3 years, has the demand for your services been:
   _ _ INCREASING   _ _ DECREASING   _X_ STAYING SAME

Q6. Did your organization submit a Homeless Assistance NOI (Notice of Inquiry) to FMERPA (Fort Monmouth Economic Revitalization Planning Authority) for the conveyance of buildings or land?
   _X_ YES   _ _ NO

Q7. Based on your experience in providing shelter/housing and/or supportive services in Monmouth County, how would you rank the following housing types for homeless individuals and families in terms of need (1 = greatest need, 3 = least need):
   _ _ 3_ Emergency Shelter
   _ _ 2_ Transitional Housing
   _ _ 1_ Permanent Housing

Q8. If your organization provides shelter/housing for individuals and/or families, for each one that you are able to serve, how many others could you serve if you had the capacity?
   _ _ None (everyone is served who needs to be served)
   _ _ about 1 more
   _ _ about 2 more
   _X_ 3 or more

Please return this completed form by Friday, March 21, to Rev. P. Susan Mamchak via email at:
psmamchak@comcast.net

THANK YOU FOR YOUR TIME IN COMPLETING THIS IMPORTANT SURVEY!!!

Organization: _ESNJ__________________________
Executive Director (preferred, or person responding): _Richard L. Rodgers, AVP ESNJ BHS
Outreach Services: ____________________________
Phone number: _732-257-6662, x233__________________________
Survey of Providers of Homeless Services to Monmouth County Clients

Q1. Does your organization provide shelter or housing for homeless individuals or families?
   X YES ______ NO

Q2. If so, please indicate the type of shelter/housing provided (check all that apply).
   _____ Emergency Shelter _____ X_____ Transitional Housing ________ Permanent Housing

Q3. To which population(s) do you provide shelter/housing (check all that apply)?
   X________ Chronically Homeless ______ Severely Mentally Ill ___X___ Chronic Substance Abusers
   _____ Veterans ___X__ Persons w/ HIV/AIDS ___X____ Victims of Domestic Violence
   ______ Unaccompanied Youth (under 18)

Q4. Does your organization provide supportive services to homeless individuals or families?
   _______ YES ________ NO

Q5. Over past 2-3 years, has the demand for your services been:
   _______ INCREASING _______ DECREASING _______ X___ STAYING SAME

Q6. Did your organization submit a Homeless Assistance NOI (Notice of Inquiry) to FMERPA (Fort Monmouth Economic Revitalization Planning Authority) for the conveyance of buildings or land?
   X________ YES ________ NO

Q7. Based on your experience in providing shelter/housing and/or supportive services in
   Monmouth County, how would you rank the following housing types for homeless individuals and
   families in terms of need (1 = greatest need, 3 = least need):
   _______ 3 _____ Emergency Shelter
   _______ 1_____ Transitional Housing
   _______ 2_____ Permanent Housing

Q8. If your organization provides shelter/housing for individuals and/or families, for each one that
   you are able to serve, how many others could you serve if you had the capacity?
   _______ X______ None (everyone is served who needs to be served)
   _______ about 1 more
   _______ about 2 more
   _______ 3 or more

Please return this completed form by Friday, March 21, to Rev. P. Susan Mamchak via email at:
   psmamchak@comcast.net

THANK YOU FOR YOUR TIME IN COMPLETING THIS IMPORTANT SURVEY!!!

Organization: __Easter Seals Linkages_____________________

Executive Director (preferred, or person responding): _______ Stacey De Poe____________________

Phone number: ___732.922-0400________________________
Survey of Providers of Homeless Services to Monmouth County Clients

Q1. Does your organization provide shelter or housing for homeless individuals or families?
   ___ x YES    ____ NO

Q2. If so, please indicate the type of shelter/housing provided (check all that apply).
    ___ Emergency Shelter  ___ x Transitional Housing  ____ _____ Permanent Housing

Q3. To which population(s) do you provide shelter/housing (check all that apply)?
    ___ Chronically Homeless  ___ Severely Mentally Ill  x___ Chronic Substance Abusers
    ___ Veterans  ___ Persons w/ HIV/AIDS  x___ Victims of Domestic Violence
    ___ Unaccompanied Youth (under 18)  x___ OTHER (Homeless women with children – this population does not meet HUD’s definition of chronically homeless)

Q4. Does your organization provide supportive services to homeless individuals or families?
    ___ x YES    ____ NO

Q5. Over past 2-3 years, has the demand for your services been:
    ___ x INCREASING  ____ DECREASING  ________ STAYING SAME

Q6. Did your organization submit a Homeless Assistance NOI (Notice of Inquiry) to FMERPA (Fort Monmouth Economic Revitalization Planning Authority) for the conveyance of buildings or land?
    ___ YES  ___ x___ NO

Q7. Based on your experience in providing shelter/housing and/or supportive services in Monmouth County, how would you rank the following housing types for homeless individuals and families in terms of need (1 = greatest need, 3 = least need):
   3___ Emergency Shelter
   1___ Transitional Housing
   2___ Permanent Housing

Q8. If your organization provides shelter/housing for individuals and/or families, for each one that you are able to serve, how many others could you serve if you had the capacity?
    ___ None (everyone is served who needs to be served)
    ___ about 1 more
    ___ about 2 more
    ___ x___ 3 or more

Please return this completed form by Friday, March 21, to Rev. P. Susan Mamchak via email at: psmamchak@comcast.net

THANK YOU FOR YOUR TIME IN COMPLETING THIS IMPORTANT SURVEY!!!

Organization:   ___ The Homing Corporation/Spring House

Executive Director (preferred, or person responding):   ___ Eileen Higgins

Phone number:   ___ 732-389-6090
Survey of Providers of Homeless Services to Monmouth County Clients

Q1. Does your organization provide shelter or housing for homeless individuals or families?
   [ ] YES  [X] NO

Q2. If so, please indicate the type of shelter/housing provided (check all that apply).
   [ ] Emergency Shelter  [ ] Transitional Housing  [ ] Permanent Housing

Q3. To which population(s) do you provide shelter/housing (check all that apply)?
   [ ] Chronically Homeless  [ ] Severely Mentally Ill  [ ] Chronic Substance Abusers
   [ ] Veterans  [ ] Persons w/ HIV/AIDS  [ ] Victims of Domestic Violence
   [ ] Unaccompanied Youth (under 18)

Q4. Does your organization provide supportive services to homeless individuals or families?
   [X] YES  [ ] NO

Q5. Over past 2-3 years, has the demand for your services been:
   [X] INCREASING  [ ] DECREASING  [ ] STAYING SAME

Q6. Did your organization submit a Homeless Assistance NOI (Notice of Inquiry) to FMERPA (Fort Monmouth Economic Revitalization Planning Authority) for the conveyance of buildings or land?
   [ ] YES  [X] NO

Q7. Based on your experience in providing shelter/housing and/or supportive services in Monmouth County, how would you rank the following housing types for homeless individuals and families in terms of need (1 = greatest need, 3 = least need):
   1. Emergency Shelter  2. Transitional Housing  3. Permanent Housing

Q8. If your organization provides shelter/housing for individuals and/or families, for each one that you are able to serve, how many others could you serve if you had the capacity?
   [ ] None (everyone is served who needs to be served)
   [ ] about 1 more
   [ ] about 2 more
   [ ] 3 or more

Please return this completed form by Friday, March 21, to Rev. P. Susan Mamechak via email at: psmamechak@comcast.net

THANK YOU FOR YOUR TIME IN COMPLETING THIS IMPORTANT SURVEY!!!

Organization: [ ] Long Branch
Executive Director (preferred, or person responding): [ ] Nancy DeBens
Phone number: [ ] 732-571-1670
Survey of Providers of Homeless Services to Monmouth County Clients

Q1. Does your organization provide shelter or housing for homeless individuals or families?

   _______ YES   _______ NO

Q2. If so, please indicate the type of shelter/housing provided (check all that apply).

   _______ Emergency Shelter    _______ Transitional Housing    _______ Permanent Housing

Q3. To which population(s) do you provide shelter/housing (check all that apply)?

   _______ Chronically Homeless    _______ Severely Mentally Ill    _______ Chronic Substance Abusers

   _______ Veterans    _______ Persons w/ HIV/AIDS    _______ Victims of Domestic Violence

   _______ Unaccompanied Youth (under 18)

Q4. Does your organization provide supportive services to homeless individuals or families?

   _______ x _______ YES    _______ NO

Q5. Over past 2-3 years, has the demand for your services been:

   _______ x _______ INCREASING    _______ DECREASING    _______ STAYING SAME

Q6. Did your organization submit a Homeless Assistance NOI (Notice of Inquiry) to FMERPA (Fort Monmouth Economic Revitalization Planning Authority) for the conveyance of buildings or land?

   _______ YES   _______ x _______ NO

Q7. Based on your experience in providing shelter/housing and/or supportive services in Monmouth County, how would you rank the following housing types for homeless individuals and families in terms of need (1 = greatest need, 3 = least need):

   _______ 3 _______ Emergency Shelter

   _______ 2 _______ Transitional Housing

   _______ 1 _______ Permanent Housing

Q8. If your organization provides shelter/housing for individuals and/or families, for each one that you are able to serve, how many others could you serve if you had the capacity?

   _______ None (everyone is served who needs to be served)

   _______ about 1 more

   _______ about 2 more

   _______ 3 or more

Please return this completed form by Friday, March 21, to Rev. P. Susan Mamchak via email at: psmamchak@comcast.net

THANK YOU FOR YOUR TIME IN COMPLETING THIS IMPORTANT SURVEY!!!

Organization: Mercy Center Corporation
Executive Director (preferred, or person responding): Sister Carol Henry

Phone number: _______ 732-774-9397
Survey of Providers of Homeless Services to Monmouth County Clients

Q1. Does your organization provide shelter or housing for homeless individuals or families?

   ___ X ___ YES       ___ NO

Q2. If so, please indicate the type of shelter/housing provided (check all that apply).

   ___ Emergency Shelter    ___ Transitional Housing    ___ X ___ Permanent Housing

Q3. To which population(s) do you provide shelter/housing (check all that apply)?

   ___ Chronically Homeless  ___ X ___ Severely Mentally Ill  ___ X ___ Chronic Substance Abusers

   ___ Veterans           ___ Persons w/ HIV/AIDS      ___ Victims of Domestic Violence

   ___ Unaccompanied Youth (under 18)

Q4. Does your organization provide supportive services to homeless individuals or families?

   ___ X ___ YES       ___ NO

Q5. Over past 2-3 years, has the demand for your services been:

   ___ X ___ INCREASING    ___ DECREASING       ___ STAYING SAME

Q6. Did your organization submit a Homeless Assistance NOI (Notice of Inquiry) to FMERPA (Fort Monmouth Economic Revitalization Planning Authority) for the conveyance of buildings or land?

   ___ X ___ YES       ___ NO

Q7. Based on your experience in providing shelter/housing and/or supportive services in Monmouth County, how would you rank the following housing types for homeless individuals and families in terms of need (1 = greatest need, 3 = least need):

   ___ 1 ___ Emergency Shelter  
   ___ 1 ___ Transitional Housing  
   ___ 1 ___ Permanent Housing  

Q8. If your organization provides shelter/housing for individuals and/or families, for each one that you are able to serve, how many others could you serve if you had the capacity?

   ___ None (everyone is served who needs to be served)  
   ___ about 1 more  
   ___ about 2 more  
   ___ X ___ 3 or more

Please return this completed form by Friday, March 21, to Rev. P. Susan Mamchak via email at: psmamchak@comcast.net

THANK YOU FOR YOUR TIME IN COMPLETING THIS IMPORTANT SURVEY!!!

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

Executive Director (preferred, or person responding): Connie Fahim

Phone number: 732-244-5333, Ext. 919
Survey of Providers of Homeless Services to Monmouth County Clients

Q1. Does your organization provide shelter or housing for homeless individuals or families?
   _x_ YES     _   NO

Q2. If so, please indicate the type of shelter/housing provided (check all that apply).
   _   Emergency Shelter   _x_ Transitional Housing   _x_ Permanent Housing

Q3. To which population(s) do you provide shelter/housing (check all that apply)?
   _x_ Chronically Homeless   _x_ Severely Mentally Ill   _x_ Chronic Substance Abusers
   _x_ Veterans   _x_ Persons w/ HIV/AIDS   _x_ Victims of Domestic Violence
   _   Unaccompanied Youth (under 18)

Q4. Does your organization provide supportive services to homeless individuals or families?
   _x_ YES     _   NO

Q5. Over past 2-3 years, has the demand for your services been:
   _x_ INCREASING   _   DECREASING   _   STAYING SAME

Q6. Did your organization submit a Homeless Assistance NOI (Notice of Inquiry) to FMERPA (Fort Monmouth Economic Revitalization Planning Authority) for the conveyance of buildings or land?
   _x_ YES     _   NO

Q7. Based on your experience in providing shelter/housing and/or supportive services in Monmouth County, how would you rank the following housing types for homeless individuals and families in terms of need (1 = greatest need, 3 = least need):

   _2_ Emergency Shelter
   _3_ Transitional Housing
   _1_ Permanent Housing

Q8. If your organization provides shelter/housing for individuals and/or families, for each one that you are able to serve, how many others could you serve if you had the capacity?

   _   None (everyone is served who needs to be served)
   _   about 1 more
   _x_ about 2 more
   _   3 or more

Please return this completed form by Friday, March 21, to Rev. P. Susan Mamchak via email at: psamamchak@comcast.net

THANK YOU FOR YOUR TIME IN COMPLETING THIS IMPORTANT SURVEY!!!

Organization: __habcore______________________

Executive Director (preferred, or person responding): __steve heisman______________________

Phone number: __732-544-1975______________________
Exhibit b4

180, Turning Lives Around

NOI
March 5, 2007

Rick Harrison
Deputy Director
Fort Monmouth Economic Revitalization Planning Authority
12 Christopher Way
Eatontown, NJ 07724

RE: Fort Monmouth Economic Revitalization Planning Authority – NOI for homeless assistance for surplus property at the installation.

Dear Deputy Director Harrison;

180, Turning Lives Around, Inc., (180, the Agency) is a private non-profit charitable organization (503(c)3) dedicated to ending domestic violence and sexual assault in our community. With 30 years experience providing model programs in the field of services for domestic violence homeless, rape care and family violence, 180 is the only domestic violence agency in Monmouth County available on a 24-hour, seven-day-a-week basis. 180 works to mobilize individuals, organizations, civic and religious groups to join the effort to end domestic violence and abuse against women and children through public education, public policy reforms, and training of allied professionals.

Programs and services provided by 180 include: Homeless Emergency Shelter, Domestic Violence Hotline and Counseling, Greater Neptune Outreach and Counseling Program, The Women’s Substance Abuse and Trauma Counseling Program, Domestic Violence Response Team Initiative, Amanda’s Basel Art Therapy Program for Children, School-Based Abuse Prevention Program, Families in Transition Program, Family Court Liaison Program, Rape Care Services (including a 24-hour hotline, accompaniment and counseling), Professional Training and Community Education Services, 2NDFLOOR® Youth Helpline, and Alternatives to Abuse (program for offenders).

In FY2006 alone, 180 served a total of 30,186 clients through our various services. A total of 11,870 hotline callers received crisis counseling, information and referrals; 4,775 clients receiving counseling, crisis intervention, residential and court advocacy services; and 13,541 at-risk populations, professionals and community members received preventative and awareness-raising messages about domestic violence and sexual assault.

For the purpose of this NOI, focus will be limited to providing emergency shelter for homeless victims and their children affected by domestic violence.

(i) Description of the Homeless Assistance Program
180’s Residential Services program offers emergency shelter and protection for victims and their children who are fleeing domestic violence and are homeless or at risk of being homeless. Currently, our facilities can house a maximum of 25 women and their children for a period up to 60 days each. The Emergency Shelter is a welcoming and safe environment where clients have the chance to participate in programs and services to help them reclaim power and control in their lives, so that they can provide a violence-free

turning lives around
home for themselves and their children. Shelter residents actively participate in a comprehensive program that includes domestic violence education and counseling, parenting skills, family counseling and group sessions, recreational activities, art and play therapy for children, advocacy and referrals. Shelter residents are also provided with transportation, food, clothing, personal supplies, emergency needs, assistance with restraining orders and other court advocacy.

(ii) Description of the Need for the Program
According to the most recent published statistics, Monmouth County has one of the highest rates of reported domestic violence incidents - with 5,328 reported cases, ranking fifth out of 21 counties in New Jersey (NJ State Uniform Crime Report, 2005). As previously mentioned, 180 is the only 24-hour, seven-day-a-week domestic violence agency in Monmouth County supporting this large population of women and their children; and as this population continues to grow, so must the facilities and services provided by 180.

Women in 180's Residential Services program differ from other homeless clients in that they are typically in a more lethal situation, and to remain living at home with the abuser (or in a place known to the abuser) is not an option. Women living in the shelter have often fled for their lives and the lives of their children. Even if they have friends or family in the area to stay with, it would be too dangerous: Their lives - and the lives of their friends and family - would be at risk. Therefore, the confidential location of the shelter is important and offers them a safe and secure environment.

Shelter residents have often been subjected to years of abuse; it is rare that a family comes to shelter after the first "incident" or violent episode. They often feel powerless to change their situation fearing retaliation from their abuser, and believe there is no way out. In the majority of cases, they have been totally dependent on the abuser for financial support and are unemployed or under-employed.

Again, we underscore the level of danger that shelter residents face. We often discover (through our intake procedures and review of police and/or hospital reports/records) one or more of the following: that the abuser had access to weapons; threatened to kill her, himself or the children; that she sustained severe injuries from a past attack; that there may be a history of sexual violence in the relationship.

For the period July 1, 2006 through December 31, 2006, 180's emergency shelter housed 42 women and their 62 children. In that same period, 38 women and their 49 children were turned away due to insufficient space. In order to more fully support Monmouth County, we envision a facility which can safely and comfortably house a maximum of 50 women and their children for a period up to 60 days each.

(iii) Coordination with other Homeless Assistance Programs in the Vicinity of the Fort Monmouth Installation
180's Residential Services program is the only program in Monmouth County offering emergency shelter and protection for women and children who are fleeing domestic violence and are homeless or at risk of being homeless. Coordination with homeless assistance programs primarily involve Monmouth County Division of Social Services and New Jersey Department of Community Affairs. Outside on the Fort Monmouth vicinity, strong coordination and collaboration with domestic violence shelter programs, DYFS, health clinics, police, churches, service organizations and our Hotline continues so that victims are provided with comprehensive services in their time of need.

(iv) Physical Requirement to Support the Program
180's Residential Shelter will need to support the following:
- A safe, secure and confidential location
- A facility which is ADA compliant
- A facility which is reasonably close to public transportation or to main highways/thoroughfares
- A facility which can comfortably house a maximum of 50 women and their children for a period up to 60 days each
- A facility with a communal kitchen, dining room and family room
- A facility which provides private space for individual counseling for adults, group counseling for adults, and art and play therapy for children
- A facility which provides adequate parking and office space for counselors, other shelter staff and clients who may have vehicles
- A facility which provides appropriate storage space
- An outdoor space where children can safely and happily play.

(v) Organization Requirements to Support the Program
180 has been providing emergency shelter services to victims of domestic violence and their children for 30 years and staff/programming would be transferred to the larger facility at the Fort Monmouth site. The entire program of providing emergency shelter is focused on the ultimate goal of achieving long-term solutions to the problem of domestic violence and to the need to end homelessness among victims of domestic violence. Supporting programming at 180’s current Residential Shelter, are:
- Residential Services Coordinator
- Building Manager
- Case Managers
- Family Advocates

In order to support a larger facility which would be located at Fort Monmouth, existing staff may be supplemented with additional Case Managers and Family Advocates.

(vi) Timeline
Once a building has been identified and retrofitted to support the needs of up to 50 women and their children, 180 could have the Residential Shelter fully operational within 30 days.

In closing, we appreciate your consideration of this submission and are grateful for your advocacy for homeless domestic violence victims in Monmouth County.

Sincerely,

Anna Diaz-White
Executive Director
Exhibit b5

Affordable Housing Alliance

NOI
March 8, 2007

Mr. Frank Cosentino
Executive Director
Fort Monmouth Economic, Revitalization and Planning Authority
12 Christopher Way, Suite 200
Eatontown, NJ 07724

Dear Mr. Consentino:

Enclosed is the Affordable Housing Alliance’s Notice of Intent to apply for housing at Fort Monmouth. Please let us know if you need any additional information. Thank you.

Sincerely,

Donna Rose Blaze
Chief Executive Officer
Affordable Housing Alliance of NJ

Notice of Intent
Fort Monmouth BRAC

Contact: Donna Rose-Blaze, CEO
732-389-2958
59 Broad Street
Eatontown, NJ, 07724
Aha.ceo@verizon.net
Notice of Intent
Fort Monmouth BRAC
Application submitted by
Affordable Housing Alliance
In response to the need for housing to assist the homeless

i) Provide a description of the homeless assistance program that the homeless provider proposes to carry out.

The Affordable Housing Alliance proposes to provide permanent supportive housing in all of the following housing units requested. The Alliance requests the multiple residential units located on Megill Drive and Megill Circle; the officer family housing on Garrity Avenue, Allen Avenue, Russel Avenue and elsewhere; the Trailer Court located between Tily Avenue and Riverside Avenue; buildings 271, 270, 365 and 361 and any and all otherwise unallocated housing units that would be appropriate to house individuals, families, seniors and the disabled.

Many communities are establishing practical plans to end homelessness. A cornerstone of the larger campaigns to end homelessness for all Americans is a national initiative, to create much more supportive housing in order to end long-term homelessness within ten years. Supportive housing works to provide stable homes and effective supportive services for families with special needs, people with disabilities, and others who would otherwise remain homeless for the long term, and generates significant public savings by reducing the need for costly emergency and institutional care.

The Alliance commits ourselves, in cooperation with all allies and partners who share our goals, to a focused, committed initiative to end long-term homelessness over the coming decade by creating as many units of permanent supportive housing targeted to families and individuals who are homeless for the long-term, and by preventing more people from joining their ranks.

Achievement of these goals will require a significant expansion of the resources dedicated to making affordable housing available to people with the lowest incomes, and will also require securing investments in affordable and supportive housing alternatives from mainstream programs. We commit ourselves to supporting the work of allies leading the effort to achieve these larger goals.

This undertaking will also:

- Set the stage for the public support and methods of financing that will make permanent supportive housing the central vehicle for addressing long-term
homelessness, particularly homelessness among those with persistent or chronic health challenges (including mental illness, chemical dependency, and/or HIV/AIDS) and multiple barriers to housing stability;

- Build the public will to support a significant increase in funding for housing affordable to people with the lowest incomes and the supportive services that will enable people who have been homeless and people with disabilities to access and maintain housing and fully participate in community life;
- Help transform the health care, treatment, employment, criminal justice, and social service systems into prevention efforts that will diminish future homelessness; and
- Make a visible difference in the numbers of people who are homeless for the long term or repeatedly, thereby allowing more effective use of resources to meet the emergency needs of homeless people, building hope, and demonstrating to policymakers that it is worthwhile to make the investments needed to end homelessness for all Americans.

DEFINITION OF SUPPORTIVE HOUSING

- Supportive housing combines permanent, affordable housing with flexible support services that are available, but not a condition of tenancy, and designed to help the tenants stay housed and build the necessary skills to live as independently as possible.
- Supportive housing is for families and individuals who, in addition to permanent affordable housing, need access to supportive services in order to stay housed permanently.

TARGET POPULATION FOR OUR EFFORTS

Our strategy is to garner resources, build political will, and strengthen the capacity to create supportive housing primarily for people who are:

- Homeless long-term or repeatedly, whose needs often result in the greatest costs resulting from frequent, and often inefficient use of public systems (such as shelters, hospitals, treatment facilities, and jails). This is the target population for the units of supportive housing called for by this NOI.
- At-risk of becoming homeless long-term or repeatedly (those who are homeless for briefer periods of time or those with multiple barriers to housing stability). This is the target population for additional affordable housing, supportive housing, and prevention efforts.

We also need to do more than focus on those who are already experiencing long-term homelessness. To strengthen communities and families so that they can provide support to their most vulnerable members, and to prevent others from becoming or remaining homeless, we will also work to significantly expand resources dedicated to making affordable housing available to people with the lowest incomes, which includes those homeless households that need affordable, but not supportive, housing.
ii) A description of the need for the program:

The following has been excerpted from the report written by Connie Pascal: The Critical Shortage of Affordable Housing in New Jersey:

A Brief Overview
I. Workforce at Risk: the Prevalence of Low-Wage Jobs and Low-Income Households in a High Cost State
A. Families and individuals in New Jersey need to earn substantially in excess of the federal poverty level just to provide for their basic needs.
• The 2003 federal poverty level for a family of three in New Jersey and the other 48 contiguous states is $15,260, which represents the gross earnings from a full-time job paying $7.34 an hour. For a family of four, the poverty level is $18,400, or an hourly wage of $8.85.
• Recent reports and studies (such as “Working Hard but Staying Poor”, a 1999 survey by the Heldrich Center at Rutgers, as well as several state programs (including FamilyCare and DHS’s own “Supplemental Work Support Program”) identify 200-250% of the federal poverty level as the benchmark below which households are categorized as working poor. Two hundred percent of the 2003 federal poverty level for a family of three ($15,260) is $30,520 per year, or $2,503 per month (the equivalent of a full-time job at $14.67 per hour).
• In a recent report entitled “The Real Cost of Living in 2002: The Self-Sufficiency Standard for New Jersey”, Dr. Diana Pearce of the University of Washington determined how much income is required by families in order to meet their basic needs, including paying rent at the fair market level identified by HUD. [See the chart on page 12, which includes a list of the Fair Market Rents – FMRs – for two-bedroom apartments in each county.] The report establishes separate standards for 70 different family types in each of New Jersey’s 21 counties. Using a three-person household with older children – and therefore minimal child care expenses – as an example, a family living in Union County would require $2,027 per month (a full-time job at $11.51 per hour, $24,318 annually) to pay the rent and barely meet all other household expenses. The same family living in Middlesex County would need a monthly income of $2,764 ($15.71 per hour, $33,170 annually) and in Hunterdon County, $3,230 ($18.35 per hour, $38,762 annually). Three-person families with younger children (an infant and a pre-schooler) needed between $3,100 and $4,700 monthly, depending on where they lived. (This report was cited in the State of New Jersey 2000 Consolidated Plan as documenting the need for housing and support services.)
• A similar study done by the Economic Policy Institute, entitled “Hardships in America: The Real Story of Working Families,” determined the average minimum monthly family budget in New Jersey in 1999 to be between $2,686 (requiring a 4
$15.50 an hour job) and $3,167 ($18.27 an hour), depending on the region where the family lived.
• In its reproposed Standard of Need, the NJ Department of Human Services contends that the minimum amount needed for a family of three to maintain a minimally decent and health standard of living – assuming that they pay nothing for health care or child

3 of 13
B. A large percentage of NJ’s jobs do not pay enough for families to make ends meet.

- As of January, 2003, statistics compiled by the NJ Department of Labor indicates that 25% of all jobs in New Jersey pay less than $20,240 annually, which equates to 40 hours per week at $9.75 per hour; half of the jobs in NJ pay less than $31,660 ($15.20 per hour). An analysis of US Census Data indicates that, in the year 2000, 10% of all jobs paid less than $6.70 per hour; 20% below $8.60; 30% below $10.31; 40% below $12.25; and 50% less than $14.44 per hour.
- According to data included in the draft New Jersey 2003 Consolidated Action Plan (prepared by DCA), 499,791 households (16.3% of all households in NJ) have incomes below $20,000 per year; and 798,340 households (26% of all NJ households) have annual incomes below $30,000 (which is approx 50% of the median income in NJ).

II. Critical Deficit: Assessing the Need for Workforce Housing in New Jersey

A. Housing development in New Jersey has been characterized by the construction of large, expensive single family homes, while only a fraction of the need for affordable workforce units – either for sale or for rent – has been met, and the existing supply is at risk.

- The median price for a single-family home in the New Jersey in 2002 was $254,000. Over the past year, median prices for a single-family home rose by at least 8% in every area of the state. According to standards used by realtors and financial institutions, a family with an income of $52,000 – the state median - can afford a home that costs no more than $150,000. (National Association of Realtors, 2003)
- The number of luxury homes with eight or more rooms rose by 127,000 between 1990 and 2000. Yet as of 2000, 154,000 people were living doubled up, up 42% increase from 1990. (Census 2000)
- According to the Council on Affordable Housing, only 24,000 affordable homes and apartments have been built since 1985. These units serve only a small fraction of the 900,000 households living in unaffordable or substandard housing. ("Achieving Genuine Prosperity," NJ Future, 2001.)

5

- Among the primary barriers to fair housing that the state has expressly identified are: (a) the critical shortage of decent affordable housing for low-income people; (b) the lack of local support for the creation of affordable housing; (c) the lack of housing choice for Section 8 voucher holders; and (d) the loss of subsidized, affordable housing due to the expiration of affordability controls. (NJ PY 2001-2005 Fair Housing Plan)

- Even as the need for affordable housing is growing, the existing supply of units constructed with government subsidies is at risk. For example, by 2004 the rent restrictions on more than 23,000 units built with federal Section 8 assistance will expire. (Information compiled by the Housing and Community Development Network from state and federal sources.)

B. The problem of finding and retaining affordable housing is particularly severe for
the third of New Jersey households who are tenants.

• More than one-third of New Jersey households are renters. Of these renters, 43% pay in excess of 30% of their income for housing. (National Low Income Housing Coalition, Out of Reach 2002)

• In New Jersey a family needs to earn $39,202 a year to afford the average fair market rent of $980 for a two-bedroom apartment and still be able to pay its other basic expenses. [See the chart on page 12 for a county-by-county summary of rental affordability data.] This makes New Jersey the third most expensive state in the nation. (National Low Income Housing Coalition, Out of Reach 2002)

• The median household income of renters is $34,103, less than half that of homeowners. Approx. 37% of NJ renters earn less than $25,000 per year. (Census 2000)

• “We know from our own research at HUD that the most acute housing shortage is for those earning 30 percent of median income and less.” (HUD Secretary Mel Martinez, July, 2002 speech to the National Alliance to End Homelessness).

○ More than one in five of the state’s renters fall into this category, meaning they have incomes less than 30% of the state’s median. (State of New Jersey 2002 Consolidated Plan)

○ Almost half (44%) of all elderly renters have incomes below 30% of median. (State of New Jersey 2002 Consolidated Plan)

• People with disabilities who are receiving SSI are literally “priced out” of the rental housing market in New Jersey. Statewide, a person with a disability has an income equal to only 13.5% of median income for the state. This income is equal to an hourly wage of $3.32. [Note: New Jersey SSI recipients living independently receive $576 per month, which includes a $31 supplement paid by the state.] At this income level, a person on SSI would need to pay, on average, 141.9% of monthly income to rent a one-bedroom apartment, and 117% of monthly income to rent an efficiency unit. (Priced Out in 2002: The Crisis Continues: Technical Assistance Collaborative and Consortium for Citizens with Disabilities)

• National data show that the gap between the number of renter households in the bottom quintile of income and the number of housing units they can afford stands at 2 million. In other words, there are 9.9 million renter households with incomes in the lowest 20 percent of income distribution, yet only 7.9 million units are affordable to these households. Further, 2.7 million of the homes affordable to these lowest income households are occupied by higher income households. (The State of the Nation’s Housing, Joint Center for Housing Studies of Harvard University, 2003).

C. An extremely large and growing number of low-wage workers are unable to afford the prevailing market-rate rents in New Jersey.

• According to HUD, lower-income households with housing costs exceeding one-third of their monthly income are at risk of catastrophic housing problems like eviction or homelessness. ("Up the Down Staircase"; Institute for Children and Poverty, 11/98)

• A worker earning the minimum wage ($5.15 per hour) in New Jersey must work 146 hours per week in order to afford the median state fair market rent for a two-bedroom apartment. Put another way, a minimum wage worker can afford a monthly rent of no more than $268. (National Low Income Housing Coalition, Out of Reach 2002)

• New Jersey has the highest number of low-income households with children that are
"housing burdened": 73% of all households with children, earning less than $35,920 (two-times the federal poverty level), have housing costs that exceed 30% of income. *(Kids Count 2003 Data Book, Annie E. Casey Foundation.)*

- According to available data, the following is a partial list of jobs with an average wage that is 50% or less of the amount needed to afford a two-bedroom apartment in New Jersey. (Many of these are among the jobs with the largest employment or greatest employment growth): home health aides, nursing aides, child care workers, retail salespersons, office clerks, cashiers, assemblers and fabricators, janitors, word processors, waiters and waitresses, receptionists, packers and packagers, retail stock clerks, food preparation workers, fast food workers, guards, freight movers, warehouse stock clerks, telemarketers, maids and housekeeping workers, hairstylists, groundskeepers, restaurant cooks, and bank tellers. *(Wage amounts obtained from NJ Dept. of Labor website.)*

- Nationally, many households working in lower-wage jobs are struggling to keep up with escalating rents. Of the 2.1 million waiters, waitresses, and cooks who rent, nearly half spend more than 30 percent of their incomes on housing. More than 40 percent of renter households with an earner employed as a childcare worker, home health aide, cashier, library assistant, maid, housekeeper or janitor are similarly costburdened.

If they are the sole wage earner, people in several other moderate-paying occupations – including receptionist, carpenter, and electrician – also have a hard time affording their housing. *(The State of the Nation’s Housing, Joint Center for Housing Studies of Harvard University, 2003.)*

D. The NJ 2002 Consolidated Plan (prepared by DCA), clearly finds that that New Jersey has a substantial need for decent, affordable housing. Among other data and conclusions contained in the plan are the following:

- As of 2002, there were more than 23,000 families on DCA’s statewide waiting list for federally-funded Section 8 housing vouchers. DCA administers about one-third of the more than 60,000 Section 8 housing vouchers allocated to New Jersey. (The remainder are administered by the approximately 80 other local housing authorities located throughout the state.) Of the families on the DCA waiting list, about 80 percent are families with children, and 20 percent are families/individuals with disabilities, of whom approximately 6 percent are both elderly and disabled. Due to the number of people currently on the waiting lists, the majority of the State’s county offices are not accepting new applications.

- The Consolidated Plan incorporates and relies extensively upon the Out of Reach report (cited above) to support its conclusions concerning the shortage of affordable housing.

- The Department of Community Affairs receives three times more applications for affordable housing assistance than there is funding available. Additionally, families making the transition from “welfare to work” require affordable housing assistance to help them achieve self-sufficiency.

- Cost burden: Another housing need indicator is the percentage of households that are considered cost-burdened because they spend more than 30% of their income on rent and utilities. Using this standard, 37% of the 1,015,355 renter households living in NJ (at per the 2000 census) are cost-burdened.
NOI-Fort Monmouth  
Submitted by - Affordable Housing Alliance  

- Over-crowded units: As of 2000, approximately 3.8 percent, or 116,587 of the state’s housing units, were considered crowded (having more than one person per room).
- Substandard units: According to the Council on Affordable Housing, there are approximately 60,280 substandard units throughout the State, occupied by families making 80 percent or less of median household income.

At the most recent point in time survey conducted in Monmouth County in 2007 over 700 individuals and families were homeless.

iii) A description of the extent to which the program is or will be coordinated with other homeless assistance programs in the communities in the vicinity of Fort Monmouth Installation.

The Affordable Housing Alliance is the single largest provider of permanent affordable supportive housing in Monmouth County. It provides information and referral, resident training and certification, tenure and homeownership training, application assistance and benefits coordination, management, construction and rehabilitation of housing units, and coordinates all of these activities with all other social service, public service, and private foundations doing the same. Members of the Alliance staff are on the Fair Housing Board, the Human Services Advisory Board, the CBAS committee, the Sovereign Bank Community Development Committee, the NJ Housing and Community Development Committee and the Monmouth County A-Team. This application was developed after numerous planning meetings made up of a large number of the Continuum of Care agencies. The Alliance as the lead agency in the provision of housing has taken a lead in applying for the largest segment of the available housing stock. As with all of our other residential activities we provide the asset management while other more experienced and qualified agency’s provide the supportive services necessary to stabilize and improve the quality of life of those needing assistance. The following agencies have collectively committed to working with any and all agency successful at securing any resources under this NOI.

Habcore  
Northcast Habitat for Humanity  
West Monmouth Habitat for Humanity  
Coastal Habitat for Humanity  
New Creations in Christ  
Interfaith Neighbors  
Interfaith Hospitality Network  
Homes for All  
St Anselm’s Church Social Justice Committee  
Monmouth County Fair Housing Board  
Asbury Park Community Collaborative  
Asbury Park Civic Participation  
STARS  
Ocean Inc.  
Monmouth County Department of Human Services
iv) Information about the physical requirements necessary to carry out the program, including a description of the buildings and property at Fort Monmouth that are necessary in order to carry out the program.

The Alliance is seeking single family housing, multiple family housing, SRO housing, manufactured housing and the grounds of the trailer park. The concept is simple: through the provision of permanent supportive housing homelessness can be addressed and prevented. There is no single program or resource that prevents and addresses homelessness better than the provision of housing. The housing needs in NJ are so great that all forms of housing are needed. Individuals, families, seniors, and disabled come in all shapes and sizes. We have families with eight children and disabled men and women that exist alone. Any housing in any form can provide permanent housing for one of many populations that need it. Housing that is handicapped accessible with appropriate ramping and elevators can be prioritized for such populations that need it. With the overwhelming need for housing for homeless populations and potentially homeless populations the Alliance could use all available housing for such purposes. There is no preferred type of housing to meet this need. The Alliance could use from 50 to 700 such units throughout Fort Monmouth’s multiple sites and municipalities to provide this housing. The entire Fort is within reasonable access to other supportive services, transportation and infrastructure as any property is in Monmouth County.

v. A description of the financial plan, the organizational structure and capacity, prior experience, and qualifications of the organization to carry out the program;

The philosophy of the Affordable Housing Alliance is one of simplicity: it develops its services, programs and housing based on a shared human need for shelter, food, comfort, and quality of life and treats all seeking assistance with dignity, compassion, and respect regardless of race, religion, ethnicity, sex, disability or income.

The Alliance mission is to expand affordable housing resources for Monmouth County residents who need it. This task is accomplished through inter-agency cooperation and partnerships, and all facets of real estate development, from consultation and acquisition to construction or renovation and management. Community outreach and advocacy are vital to the Alliance mission, and this is demonstrated through its Community Outreach Initiatives all developed in response to the community need for consolidated and accurate up-to-date information on the availability of affordable housing resources and initially included:
- Housing Information and Referral;
- Step Up to Affordable Housing Magazine;
- www.housingall.com (the official Affordable Housing Alliance website);
- active membership in public and private housing boards and committees;
- provision of staff as conference speakers; and, participation in housing workshops.
Individual Project Data:

- **Monmouth Highland Apartments, Highlands**
  Purchased from Resolution Trust Corporation (RTC)
  Renovated all units, converted from electric heat to gas, rebuilt foundation and walkway
  16 unit rental housing to low and very low-income tenants/60% have a disability
  Serves those earning between 35% and 50% of median income
  $105,000 HOME grant for renovations
  $150,000 private mortgage for renovations

- **Grandview Apartments, Keansburg**
  131 units of rental housing to very low income individuals and families
  Fully occupied at time of acquisition/developed relocation and rehabilitation plan for entire complex
  $8.5 million LIHOPRA grant received/$4.5 million dedicated to renovations
  $300,000 County HOME grant
  Created Ownership Corporation with a 60% tenant membership
  Helped to establish and maintain viable tenant association

- **Atlantic Avenue, Long Branch**
  Purchased and renovated a single family house from RTC
  With 203K loan/$40,000 in improvements subcontracted
  Resold property through Affordable Housing Management Service (AHMS) to income eligible household

- **Laurels at Long Branch**
  Development of six units of single family townhouses for sale
  New Construction including formation of condo association
  $140,000 in New Jersey Housing and Mortgage Finance Agency (HMFA) subsidies,
  $600,000 in construction loan
  Sales contract with AHMS for purchaser qualification

- **Monmouth Beach**
  Acquisition and renovation of IBR condominium
  Purchased and renovated unit with County HOME grant for $57,500
  Property rented to low income household

- **Eastpoint, Atlantic Highlands**
  Renovated condo that was acquired as a donation from RTC
  Resold property to local investor

- **Administrative Office, Eatontown**
  Purchased older building for use as office building
Completed $15,000 in renovations through donated labor and materials
Sub-leased building to two other nonprofit agencies

- **Viking House, Keansburg**
  Acquisition and total renovation of an existing boarding home. 20 SRO units.
  Acquired with a portion of $500,000 Neighborhood Preservation funds through the DCA and the HFMA. Renovation was accomplished with a Boarding Home Fund Loan of $476,154 and State HOME funds of $280,000. The units serve very low and low income individuals.

- **Beacon Place Condominium Apartments, Middletown**
  Acquisition and management of 28 units in three buildings comprising 4 one bedroom, 8 three bedroom and 16 two bedroom apartments. Acquisition was funded by $1,460,000 loan from Amboy Bank, a short term loan of $100,600 from the DCA and a short term loan of $50,000 from the Community Loan fund (CLF). The short term loans were replaced with an Affordable Housing Subsidy of $152,124 from the Federal Home Loan Bank (FHLB).

- **1918 Bangs Avenue, Neptune**
  Acquisition and renovation of a single family home in Neptune to serve as a single family group living facility for aging out youth. The unit is currently leased to Catholic Charities, who provides resident managers and social services to the residents. This home has a handicap accessible bath and bedroom unit. Funding for the purchase and a portion of the renovation of the unit was financed by a loan of $90,000 from Shrewsbury State Bank. $22,000 of additional pre-development monies were supplied by the Corporation of Supportive Housing and through RCA funds from Neptune.

- **Oceanport Manor Apartments, Oceanport**
  The acquisition and renovation of 6 apartment units consisting of 2 two bedroom units and 4 one bedroom units. The renovations created a three bedroom unit from a one bedroom unit, added a laundry room for the use of the tenants, and improved handicap accessibility to the building. The Initial funding sources were a $252,000 loan from Sovereign Bank and a short term loan of $50,000 from the Borden Foundation. Additional funding for the renovation and alterations was provided by Monmouth County HOME ($80,000) and an Affordable Housing Subsidy of $75,000 from the FHLB.

- **Long Branch**
  Acquisition and renovation of single family homes in Long Branch. Working with WEB Dubois a subsidiary of the NAACP of Long Branch, a non-profit agency to help develop and expand their affordable housing development experience within the county. These units will be sold to low- or moderate-income buyers, and the funding will be recycled until a minimum of six homes are completed. Proceeds generated from the development will seed the expansion of the new nonprofit organization. We will utilize local funding sources and/or banks for additional financial needs and to help assist the buyers in acquiring a mortgage for the unit.
• **Asbury Park**
  Acquisition and renovation of a single family home in Asbury Park. Working with STARS, a community revitalization grass roots non-profit agency to help develop and expand their affordable housing development understanding, so as the city takes on major revitalization activities they can participate from a position of strength. New units constructed under this program will be sold to low or moderate income buyers who will be displaced from other major redevelopment activities implemented by the city. As with the Long Branch project $75,000 was provided through the New Jersey Legislature as capital seed money and intended to be used as a revolving equity fund leveraging private financing for the balance.

• **Red Bank**
  Acquisition and renovation of single family homes in Red Bank. Working in concert with Houses of Hope, a local non-profit agency, to help develop and expand their affordable housing development experience within the county. These units were sold back to the nonprofit and used as rental units for displaced mothers and their children or disabled residents graduating from transitional programs. As with the other single family programs state legislative funding was used to leverage local funding sources and/or banks for additional financial needs.

• **11 White Street, Eatontown**
  The purchase and management of an office building leased to another non-profit social service agency, *Monmouth Family Cares*.

• **Millstone House, Millstone Township**
  The gut renovation of an 11 unit rooming house as part of the township’s Affordable Housing Plan. Innovative partnership between the township and the agency resulted in the provision of quality affordable housing in a bucolic atmosphere. Funding included nearly 400,000 from County Home, 600,000 from State Home and 110,000 from the FHLB.

• **Carver Inn, Neptune Township**
  The acquisition, demolition and reconstruction of an old hotel into 14 age restricted units for low and moderate income residents. Funding will be in excess of 2.3 million including RCA funds, State Home funds, County Home funds, FHLB funding and private financing. Ground breaking has taken place and footings and foundations should be completed before the spring of 2007.

• **Park Road Apartments, Middletown**
  Purchase of six townhomes using McKinney funding and private financing as a partnership between Manna House and the Alliance. Working with homeless families exiting transitional housing, four of the six units provide permanent housing to those who are low income, have been homeless and need permanent affordable housing. Project developed as a partnership between private contractor seeking to meet his affordable housing obligation and the Alliance.
Consulting Activities
CSP of NJ/$1.2 million in federal funding for four group homes for mentally ill St. Joseph’s Hospital/$850,000 in federal funding for 9 unit apartment building for the mentally ill ARC of Monmouth County/$350,000 in federal funding for group home serving four residents

Rental Assistance Support and Administration
Administered 15 units of rental assistance for disabled and homeless under McKinney Grant in partnership with state housing authority

Countywide Information and Referral
Full-time staff maintains current database of Monmouth County affordable housing units and information. Certified Housing counseling Agency by HUD and an Administrative Agency for COAH purposes. Provides one stop shopping for individuals and agencies seeking assistance in securing decent affordable housing.

Step Up Magazine
Developed and designed countywide magazine on affordable housing. Distribute 10,000 copies every two months to more than 150 locations throughout the County. Includes articles on affordable housing programs and news, discrimination, education, career development, countywide social service agencies, and includes in every issue a comprehensive affordable housing apartment guide.

Interactive Website (http://www.housingall.com).
Created with the assistance of volunteers in December 1999. Over 125,000 unduplicated visitors a year visit our site to find out more about affordable housing and other related services.

Administrative Agent Service to Municipalities:
The Alliance contracts with municipalities/developers to certify COAH eligible occupants for their affordable housing, which consist of: assisting and overseeing the annual certification of owner/occupant requirements, development of pricing strategies and affirmative marketing plans, certification of eligibility, processing applications, maintain and oversee waiting list, resale and refinance and prepare closing documents and subordination agreements. The following listed below are the municipalities/developers we currently have administrative contracts with or are in the process of consideration:

- Township of Freehold
- Township of Manalapan
- Borough of Eatontown
- Borough of Monmouth Beach
- Borough of Atlantic Highlands
- Township of Millstone
ADMINISTRATIVE AGENT SERVICE TO DEVELOPERS

- OC Partners for Independence Place in Barnegat
- Silverwood Associates, Inc. for Hillside Estates – Barnegat
- Community Investment Strategies for Heritage Village at Manalapan and Elton Corner in Freehold
- Freedom Hills in Barnegat – KHovnanian
- Villages at Meadow Creek in Manalapan – KHovnanian
- Four Seasons Mirage in Barnegat – KHovnanian

The Alliance has renovated, financed, acquired, and manages projects that range in size from a single family home to a 131 unit apartment complex. We have sites that are rooming houses, townhouses, mobile homes, apartments, and scattered site single family. We have attached sample operating and development budgets. We provide supportive housing in partnership with many other agencies and have supportive housing for the mentally ill, young adults aging out of foster care, the physically challenged, and the developmentally disabled. With the limited access to the Fort and the time period between now and the actual distribution date it would be unrealistic to project a financial plan for the operation of such facilities. We are certain however that we would be able to accomplish these goals once site control was provided.

vi) as assessment of the time required to commence carrying out the program.

The Alliance can only answer this question based upon limited assumptions and prior experience. In general it takes approximately two years to completely fund and implement a major renovation project such as that which would be necessary for the housing located on Megill Drive and Megill Circle. Site control is a necessity to the actual application for and commitment for funding. Sites that require little more than a coat of paint can be implemented in a matter of days. We recently purchased and implanted a group home for young adults aging out of foster care in partnership with Catholic Charities of NJ in less than 90 days. This included permanent financing, interim financing and securing supportive services. The time frame for dismantling the Fort and distributing the properties is six years. A two year lead time would be more than sufficient to accomplish the financing, operation and management of a range of housing options. In many cases a phase in schedule could be developed where units are put on line in phases in 15 to 20 units at a time. If given the opportunity we could start on this process tomorrow. We have a fully staffed administrative, financial, intake, screening, and housing counseling, construction management and property management team. Each of these divisions are provided direction by a standing board committee.
Affordable Housing Alliance of NJ

List of attachments

1. Letter of Commitment-Participating Agencies
2. Sample Operating and Development Budgets
3. List of Board Members and Staff
LETTER OF COMMITMENT
March 8, 2007

Mr. Frank Cosentino
Executive Director
Fort Monmouth Economic, Revitalization and Planning Authority
12 Christopher Way
Suite 200
Eatontown NJ 07724

Dear Mr. Cosentino:

I am the co-chair of the Monmouth County Advocacy Team, one of the advocacy teams under the umbrella of the Housing and Community Development Network of New Jersey (the Network). The Advocacy Teams are made up of local housing advocates and advance the Network’s policy priorities, meet with elected representatives, educate citizens about voter registration, and work for change on the local level. Several of the member organizations of the team are submitting Notice of Intent Applications for buildings at Ft. Monmouth. Enclosed is our Unified Statement of Cooperation and Support, which we are submitting to show that we support each other in our endeavors and will assist one another whenever necessary.

We look forward to working with you on the Ft. Monmouth project. Thank you.

Sincerely,

Heather Andersen

Heather Andersen
Unified Statement of Cooperation and Support

We, the undersigned agencies, recognize the growing crisis in the lack of affordable housing in Monmouth County. We are unified in our intention to alleviate this crisis by cooperating fully with each other and sharing our personal expertise, volunteer base and financial resources as freely as possible. To the extent that any one of us is able to take the lead in initiatives which address this crisis, every one of us will lend support to this agency to ensure its success.

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<tr>
<th>Affordable Housing Alliance</th>
<th>New Creations in Christ</th>
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<tr>
<td>Heather Anderson</td>
<td>Peri L. Price, Board</td>
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<td>Secretary</td>
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<td>Afforable Housing Alliance</td>
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<td>STEVE HEINHAR</td>
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<td>EXECUTIVE DIRECTOR</td>
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<td>Patrick J. Donald</td>
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<td>CHURCH OF ST ANSELMA, WAYNE</td>
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<td>JUDY GARCIA</td>
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<td>Westco Monmouth Habitat for Humanity</td>
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3/2/2007
Unified Statement of Cooperation and Support

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<tbody>
<tr>
<td><em>Stefanie</em></td>
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<td><em>Stephanie Brown</em></td>
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<tr>
<td><em>HabiTown</em></td>
<td><em>Deborah M. Kell</em></td>
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<td><em>J. L. Spencer</em></td>
<td><em>Judith S. Fink</em></td>
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<tr>
<td><em>Maurice F. Hirsch</em></td>
<td><em>Elaine E. Hill</em></td>
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3/2/2007

TOTAL 1 P.01
SAMPLE OPERATING AND
DEVELOPMENT BUDGETS
## Sources and Uses of Funds

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<tr>
<th>Sources</th>
<th>Revised</th>
<th>Unit</th>
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<tr>
<td>Permanent Mortgage</td>
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<tr>
<td>County HOME</td>
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<td>CDBG</td>
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<td>PHA AHP</td>
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<td>DCA-Residents' Housing Fund</td>
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<td>Historic Tax Credit Proceeds</td>
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<td>HKTC Proceeds</td>
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<td>Developer Fee Pledge</td>
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<td>Neptune RCA</td>
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## Lases: Uses:

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<td>Construction</td>
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<td>Professional Fees</td>
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<td>Carrying &amp; Financing</td>
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<td>Reserves</td>
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<tr>
<td>Total Uses</td>
<td>2,497,493</td>
<td>178,398</td>
</tr>
</tbody>
</table>

## Assumptions

<table>
<thead>
<tr>
<th>Assumptions</th>
<th>Total Number of Units</th>
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<tbody>
<tr>
<td>Construction Loan</td>
<td>400,000</td>
</tr>
<tr>
<td>Interest Rate</td>
<td>6.50%</td>
</tr>
<tr>
<td>Fee</td>
<td>1.00%</td>
</tr>
<tr>
<td>Permanent Mortgage</td>
<td>394,318</td>
</tr>
<tr>
<td>Interest Rate</td>
<td>7.00%</td>
</tr>
<tr>
<td>Term</td>
<td>30</td>
</tr>
<tr>
<td>Annual Payment</td>
<td>31,216</td>
</tr>
<tr>
<td>Fee</td>
<td>1.00%</td>
</tr>
</tbody>
</table>

20% Fee: 449,698

## Development Budget

<table>
<thead>
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<th>Total Number of Units</th>
<th>14</th>
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<tr>
<td><strong>Acquisition</strong></td>
<td>27,000</td>
</tr>
<tr>
<td>Building</td>
<td>108,000</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td>135,000</td>
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## Construction Costs

<table>
<thead>
<tr>
<th>Construction Costs</th>
<th>206,000</th>
<th>14,714</th>
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</thead>
<tbody>
<tr>
<td>Residential/Commercial</td>
<td>1,241,000</td>
<td>85,643</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td>1,467,000</td>
<td>106,357</td>
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<tr>
<td>Contractor Overhead/Profit</td>
<td>268,000</td>
<td>20,643</td>
</tr>
<tr>
<td>General Conditions</td>
<td>100,000</td>
<td>7,457</td>
</tr>
<tr>
<td>Contingency</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Permits</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Other: Furniture &amp; Equipment</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td>1,677,000</td>
<td>141,271</td>
</tr>
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</table>

## Professional Fees

| Professional Fees | 3,800 | 250 |
| Appraiser | 3,800 | 250 |
| Architect & Engineer | 60,000 | 4,269 |
| Legal - General | 40,000 | 2,429 |
| Legal - Syndication | 0 | 0 |
| Phase I Environmental | 0 | 0 |
| Permits | 0 | 0 |
| Surveyor | 15,000 | 1,071 |
| Planner | 23,000 | 1,579 |
| Other: Consultant | 7,600 | 536 |
| **Subtotal** | 172,900 | 12,256 |

## Financing & Carrying Costs

| Financing & Carrying Costs | 22,000 | 1,571 |
| Interest during Constr. 6% | 22,000 | 1,571 |
| Construction Fee | 1.00% | 250 |
| Perm. Loan Fee | 0.00% | 0.00% |
| Closing Costs | 0 | 0 |
| Title and Recording | 3,500 | 238 |
| Taxes during Construction | 7,500 | 538 |
| Rent-UP/Advertising/HAAS | 3,500 | 238 |
| Market Analysis | 0 | 0 |
| Insurance | 15,000 | 1,071 |
| Accounting/Cost Certification | 7,500 | 538 |
| Tax Credit Fees | 0 | 0 |
| Utility Fees and serv. | 7,600 | 536 |
| Project Administration | 0 | 0 |
| Other: Soft Cost Contingency | 17,000 | 1,170 |
| Other | 0 | 0 |
| **Subtotal** | 87,160 | 6,326 |

## Total Development Costs

| Total Development Costs | 2,381,000 | 170,135 |
| Reserves | 5,000 | 4,181 |
| Spencer/Developer Fee | 22,000 | 1,571 |
| **Total Project Costs** | 2,497,493 | 178,398 |
### Income & Expense Statement

<table>
<thead>
<tr>
<th>Category</th>
<th>Units</th>
<th>Size</th>
<th>Persons</th>
<th>Median</th>
<th>Target</th>
<th>Max</th>
<th>After</th>
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</thead>
<tbody>
<tr>
<td>Efficiency - Low</td>
<td>3</td>
<td>515</td>
<td>1.3</td>
<td>25,625</td>
<td>36</td>
<td>52</td>
<td>25</td>
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<tr>
<td>1 BR - Low</td>
<td>6</td>
<td>995</td>
<td>1.6</td>
<td>39,502</td>
<td>50</td>
<td>29</td>
<td>74</td>
</tr>
<tr>
<td>1 BR - Mod</td>
<td>4</td>
<td>693</td>
<td>1.5</td>
<td>39,626</td>
<td>60</td>
<td>35</td>
<td>68</td>
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<tr>
<td>1 BR - Mod (Super)</td>
<td>1</td>
<td>714</td>
<td>3.0</td>
<td>71,551</td>
<td>80</td>
<td>42</td>
<td>1.0</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>14</strong></td>
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### Utility Allowances

<table>
<thead>
<tr>
<th>Item</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
<th>Year 6</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gas Heat</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>Central AC</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Electric Cooking</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Water Heating - Gas</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Water</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Trash</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
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### Projections

<table>
<thead>
<tr>
<th>Year</th>
<th>Rent from Housing</th>
<th>Plus Laundry and Vending</th>
<th>Less Vacancy</th>
<th>NET REVENUE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year 1</td>
<td>120,240</td>
<td>600</td>
<td>(45,342)</td>
<td>122,058</td>
</tr>
<tr>
<td>Year 2</td>
<td>122,765</td>
<td>616</td>
<td>(45,452)</td>
<td>125,217</td>
</tr>
<tr>
<td>Year 3</td>
<td>121,340</td>
<td>627</td>
<td>(45,597)</td>
<td>128,743</td>
</tr>
<tr>
<td>Year 4</td>
<td>133,567</td>
<td>638</td>
<td>(46,693)</td>
<td>137,969</td>
</tr>
<tr>
<td>Year 5</td>
<td>136,848</td>
<td>679</td>
<td>(48,338)</td>
<td>138,500</td>
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</tbody>
</table>

### Operating Expenses

<table>
<thead>
<tr>
<th>Item</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
<th>Year 6</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner Utilities</td>
<td>18,632</td>
<td>16,307</td>
<td>16,729</td>
<td>17,200</td>
<td>17,819</td>
<td>18</td>
</tr>
<tr>
<td>Maintenance &amp; Repairs</td>
<td>1,000</td>
<td>1,120</td>
<td>1,244</td>
<td>1,371</td>
<td>1,502</td>
<td>4</td>
</tr>
<tr>
<td>Supplies</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Salaries and Benefits</td>
<td>22,000</td>
<td>22,860</td>
<td>23,340</td>
<td>24,040</td>
<td>24,781</td>
<td>26</td>
</tr>
<tr>
<td>Admin, Fees &amp; Expenses</td>
<td>3,400</td>
<td>3,602</td>
<td>3,637</td>
<td>3,716</td>
<td>3,827</td>
<td>3</td>
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<tr>
<td>Management Fee</td>
<td>8,837</td>
<td>9,014</td>
<td>9,124</td>
<td>9,273</td>
<td>9,363</td>
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<tr>
<td>Maintenance Contract</td>
<td>4,500</td>
<td>4,635</td>
<td>4,774</td>
<td>4,817</td>
<td>5,068</td>
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<tr>
<td>Insurance</td>
<td>9,500</td>
<td>9,786</td>
<td>10,079</td>
<td>10,361</td>
<td>10,692</td>
<td>11</td>
</tr>
<tr>
<td>PILOT on Housing</td>
<td>4,542</td>
<td>4,533</td>
<td>5,043</td>
<td>5,757</td>
<td>5,872</td>
<td>5</td>
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<tr>
<td>Replacement Reserves</td>
<td>2,000</td>
<td>2,800</td>
<td>2,800</td>
<td>2,800</td>
<td>2,800</td>
<td>2</td>
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<tr>
<td>Marketing</td>
<td>1,000</td>
<td>1,020</td>
<td>1,051</td>
<td>1,093</td>
<td>1,129</td>
<td>1</td>
</tr>
<tr>
<td>Accounting &amp; Legal</td>
<td>4,800</td>
<td>5,047</td>
<td>5,126</td>
<td>5,345</td>
<td>5,615</td>
<td>5</td>
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<tr>
<td>Other</td>
<td>750</td>
<td>773</td>
<td>796</td>
<td>820</td>
<td>844</td>
<td>8</td>
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<tr>
<td><strong>TOTAL EXPENSES</strong></td>
<td>52,843</td>
<td>55,205</td>
<td>57,025</td>
<td>59,025</td>
<td>62,333</td>
<td>54,9</td>
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### Per Unit

<table>
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<tr>
<th>Item</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
<th>Year 6</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income Avail. for Debt</td>
<td>37,598</td>
<td>37,374</td>
<td>37,875</td>
<td>37,959</td>
<td>38,101</td>
<td>38,1</td>
</tr>
<tr>
<td>Debt Coverage</td>
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<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

### Cash Flow after debt service

<table>
<thead>
<tr>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
<th>Year 6</th>
</tr>
</thead>
<tbody>
<tr>
<td>5,370</td>
<td>6,326</td>
<td>6,693</td>
<td>6,784</td>
<td>6,685</td>
<td>6,51</td>
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<tr>
<td></td>
<td>Viking Redevelopment Budget/June 2002</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>---</td>
<td>-----------------------------------</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td></td>
<td>Funds Available</td>
<td>BHLF</td>
<td>City Home</td>
<td>State Home</td>
<td>Preser</td>
</tr>
<tr>
<td>2</td>
<td>B</td>
<td>$476,000</td>
<td>$136,121</td>
<td>$402,754</td>
<td>$75,000</td>
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<tr>
<td>3</td>
<td>MOBILIZATION/GA</td>
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<td>-</td>
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<td>4</td>
<td>DEMOLITION</td>
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<td>$30,500</td>
<td>$1,500</td>
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</tr>
<tr>
<td>5</td>
<td>CUTTING AND FILLING</td>
<td>$6,450</td>
<td>$245</td>
<td>$6,245</td>
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<td>6</td>
<td>EXCAV. MECHANICALS</td>
<td>$4,500</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>7</td>
<td>LANDSCAPING</td>
<td>$9,000</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>8</td>
<td>ASPHALT CONCRETE PAVE</td>
<td>$9,000</td>
<td>-</td>
<td>$2,506</td>
<td>-</td>
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<tr>
<td>9</td>
<td>FOOT/FOUND/FLOORING</td>
<td>$28,100</td>
<td>$20,000</td>
<td>$5,000</td>
<td>-</td>
</tr>
<tr>
<td>10</td>
<td>Brick work</td>
<td>$3,100</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>11</td>
<td>STRUCT. IMPROVEMENTS</td>
<td>$76,000</td>
<td>$70,000</td>
<td>$9,000</td>
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<tr>
<td>12</td>
<td>ARCHITECT/L WOODWORK</td>
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<tr>
<td>13</td>
<td>INSULATION</td>
<td>$1,700</td>
<td>$1,700</td>
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<td>14</td>
<td>SIDING</td>
<td>$19,300</td>
<td>$14,475</td>
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<td>-</td>
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<td>15</td>
<td>ROOFING</td>
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<td>$20,900</td>
<td>$400</td>
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<td>16</td>
<td>ALL DOORS/HARDWARE</td>
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<td>$1,000</td>
<td>$1,450</td>
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<tr>
<td>17</td>
<td>WINDOWS</td>
<td>$11,450</td>
<td>$10,000</td>
<td>-</td>
<td>-</td>
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<td>18</td>
<td>GYPSUM WALLBOARD</td>
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<td>-</td>
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<tr>
<td>19</td>
<td>FLOORING</td>
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<td>-</td>
</tr>
<tr>
<td>20</td>
<td>PAINTING</td>
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<td>21</td>
<td>CABINETRY</td>
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<td>-</td>
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<tr>
<td>22</td>
<td>H.V.A.C.</td>
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<td>$26,250</td>
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<td>23</td>
<td>PLUMBING</td>
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<td>$18,300</td>
<td>-</td>
<td>-</td>
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<tr>
<td>24</td>
<td>FIRE PROTECTION SYS</td>
<td>$37,000</td>
<td>$22,200</td>
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<tr>
<td>25</td>
<td>ELECTRICAL</td>
<td>$62,200</td>
<td>$43,000</td>
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<tr>
<td>26</td>
<td>GENERAL CONDITIONS</td>
<td>$25,000</td>
<td>$17,105</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>27</td>
<td>TOTAL HARD COSTS</td>
<td>$554,965</td>
<td>$308,360</td>
<td>$70,838</td>
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<tr>
<td>28</td>
<td>Contractor fee</td>
<td>$34,685</td>
<td>$23,731</td>
<td>$3,874</td>
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<tr>
<td>29</td>
<td>Subtotal Cons. Contract</td>
<td>$589,650</td>
<td>$332,091</td>
<td>$74,712</td>
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<tr>
<td>30</td>
<td>Change orders@8%</td>
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<td>$27,402</td>
<td>$6,169</td>
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<tr>
<td>31</td>
<td>Board-up/tree removal/maint</td>
<td>$10,000</td>
<td>$2,025</td>
<td>$450</td>
<td>-</td>
</tr>
<tr>
<td>INCOME</td>
<td>YEAR 1</td>
<td>YEAR 2</td>
<td>YEAR 3</td>
<td>YEAR 4</td>
<td>YEAR 5</td>
</tr>
<tr>
<td>-----------------</td>
<td>--------</td>
<td>--------</td>
<td>--------</td>
<td>--------</td>
<td>--------</td>
</tr>
<tr>
<td>RENT ROLL</td>
<td>$103,200</td>
<td>$106,286</td>
<td>$109,465</td>
<td>$112,769</td>
<td>$116,165</td>
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<tr>
<td>LESS VACANCY (5%)</td>
<td>($5,180)</td>
<td>($5,315)</td>
<td>($5,474)</td>
<td>($5,633)</td>
<td>($5,802)</td>
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<tr>
<td>OTHER</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>TOTAL INCOME</td>
<td>$98,020</td>
<td>$100,981</td>
<td>$104,111</td>
<td>$107,313</td>
<td>$110,345</td>
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</table>

<table>
<thead>
<tr>
<th>EXPENSES:</th>
<th>ANNUAL/UNIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROJECT PAID UTILITIES</td>
<td>$322</td>
</tr>
<tr>
<td>MAINTENANCE AND REPAIRS</td>
<td>$503</td>
</tr>
<tr>
<td>SALARIES AND FRINGE</td>
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<tr>
<td>ADMINISTRATIVE EXPENSES</td>
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</tr>
<tr>
<td>MAINTENANCE CONTRACTS</td>
<td>$216</td>
</tr>
<tr>
<td>MANAGEMENT FEE</td>
<td>$483</td>
</tr>
<tr>
<td>REAL ESTATE TAXES</td>
<td>$458</td>
</tr>
<tr>
<td>INSURANCE</td>
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</tr>
<tr>
<td>REPLACEMENT RESERVE</td>
<td>$284</td>
</tr>
<tr>
<td>OTHER</td>
<td>$0</td>
</tr>
<tr>
<td>OTHER</td>
<td>$0</td>
</tr>
</tbody>
</table>

| TOTAL EXPENSES | $4,451 | $84,575 | $87,742 | $91,036 | $94,461 | $98,024 | $101,728 | $105,582 | $109,589 | $113,756 | $118,091 |
| EXPENSES PER UNIT | $4,451 | $4,618 | $4,791 | $4,972 | $5,159 | $5,354 | $5,557 | $5,769 | $5,987 | $6,215 |
| NET OPERATING INCOME | $13,465 | $13,239 | $12,975 | $12,670 | $12,321 | $11,927 | $11,523 | $11,129 | $10,736 | $10,343 | $9,950 |
| DEBT SERVICE | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| DEBT COVERAGE RATIO | $13,465 | $13,239 | $12,975 | $12,670 | $12,321 | $11,927 | $11,523 | $11,129 | $10,736 | $10,343 | $9,950 |
| NET PROJECT INCOME | $13,465 | $13,239 | $12,975 | $12,670 | $12,321 | $11,927 | $11,523 | $11,129 | $10,736 | $10,343 | $9,950 |
| ACCUMULATED PROJECT INCOME | $13,465 | $26,704 | $39,879 | $52,349 | $64,970 | $76,597 | $88,080 | $99,568 | $109,056 | $119,536 |

Income: displayed with a 3% yearly increase

created by M. Ginesi
as per Chris Hibbs Bal. Housing
## Budget Detail

**Homeowner/Neighborhood Stabilization/Revitalization Projects: Pintree Mobile Home Park**

Affordable Housing Alliance of New Jersey

<table>
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<th>Budget Category</th>
<th>State Funds</th>
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<tr>
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<td>Other</td>
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**Monmouth Housing Alliance**

**Pine Trees Mobile Village**

**Eatontown, NJ**

**Proforma**

**Assumptions:**
1. 133 rental units (129 currently rented)
2. Vacancy rate 7.5%
3. 3% Annual rent increase
4. Existing rent & oper. costs
5. 4% Annual expense increase
6. Mgt. Fee 8%
7. Purchase price $1.5 M

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<th>3</th>
<th>4</th>
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<td>637,693</td>
<td>657,030</td>
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<td>34,320</td>
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<td>8,320</td>
<td>8,863</td>
<td>9,359</td>
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<td>676,740</td>
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**Operating Expenses**

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</tbody>
</table>
LIST OF BOARD MEMBERS AND STAFF
Affordable Housing Alliance  
Board of Directors  

Activity Profile  
(October 2006)

Jay Patock, President, Shrewsbury, NJ 07702  
President, Patock Construction Company  
Board of Directors, Community YMCA  
Board of Directors, United Way  
Spinnaker Award, Eastern Monmouth Chamber of Commerce  
MCE NJ Institute of Technology

Richard Weber, Esq., Vice President, Neptune, NJ 07753  
Partner, Madnick, Milstein, Mason, Weber, Farnsworth and Collazo, Attorneys  
Director, Catholic Charities

Joseph McCarthy, PhD, Treasurer, Fair Haven, NJ 07704  
Retired Vice President, Chase Manhattan Bank Corporation  
Director, Mental Health Association of Monmouth County  
MBA, Wharton School, University of Pennsylvania

Jean Kaeli, Immediate Past President, Atlantic Highlands, NJ 07716  
Former President and Board Member, Women’s Center  
Consultant/Seminar Coordinator, Shearson Lehman  
Partner/General Manager, Playgoers Theatre Club

Gail Abrams, Esq, Little Silver, NJ 07739  
Chairperson, Eastern Monmouth Area Chamber of Commerce Education Foundation  
Trustee, Red Bank Rotary  
Former Member, Little Silver Board of Education and Planned Parenthood  
Various Bar Association Committees

Joe Clark, Tinton Falls, NJ 07724  
Owner, Joe P. Clark Associates  
Active Member of the New Jersey Association of Housing & Redevelopment  
Active Member of the National Association of Housing & Redevelopment
William Griffin, Asbury Park, NJ 07712
Director, Strategic Target Area Rebuilding Spirit (STARS)

Edward Kraucis, Long Branch, NJ 07740
Kristavel Contracting
Member of Habitat for Humanity
Vice Commodore, Patten Point Yacht Club

Sharon Lee, Red Bank, NJ 07701
Councilwoman
Planning Board
Rumson County Day School, Board of Director

Marilyn I. Pearlman, Little Silver, NJ 07739
Councilwoman
Fire Commissioner
Library Board
Vice President, Building Owners and Managers Association, NJ
President, MIP Associates

John J. Perri, Jr., Red Bank, NJ 07701
CPA
Member of Red Bank Rotary
Director Two River Community Bank

Jeffrey G. Price, Red Bank, NJ 07701
President, Lane Northeast Real Estate Development
New York State Real Estate Broker

Ray S. Smith, Monmouth Beach, NJ 07750
Founder & CEO of Stafford Smith, LLC
Director, Red Cross
Director, Girl Scouts
Director, Red Bank Rotary
Founder, Tinton Falls State Bank

Michael Stasi, Jamesburg, NJ 08831
Founder of Landscaping and Architecture Organization
President of Red Bank Charter School

Margaret Zarrelli, Morganville, NJ 07751
President, Sorrentino Development Construction Corp.
Retired Vice President, Procure Staff, Inc. a subsidiary of Volt Information Sciences, Inc.
Affordable Housing Alliance

Agency Staff Profiles (November 2006)

Donna Rose, M.A, Chief Executive Officer, 6/91 - present
Ms. Rose has her B.A. from Montclair State University and her Masters from the University of South Florida. Twenty-five years experience in consultation, technical assistance, and management of affordable housing programs for low income and special needs populations. During the past 15 years with the Alliance, she has successfully secured and renovated more than 200 affordable housing units, secured over $19,000,000 in State and Federal funding for purchase, construction, and renovation of projects; initiated over 75 units of new affordable housing construction. Developed the agency’s affordable housing magazine, Step Up, that disseminates a wide variety of housing options and program information to residents of Monmouth County. She is a Board member for the Affordable Housing and Community Development Network of NJ, Chairperson of Monmouth County Residential Services Committee, Human Service Advisory Council, and Sovereign Bank Community Investment Committee. Ms. Rose is a certified housing counselor, certified public housing manager, certified homeowner education counselor, and certified real estate manager. Ms. Rose has also acted as a HUD consultant and has been a guest speaker at numerous development and supportive housing conferences.

Wayne Greer, Chief Financial Officer
Has managed all areas of corporate finance, information systems, strategic planning, new business development, human resources, logistics, and quality assurance. Prior to joining the Affordable Housing Alliance, he served as President and CEO of J.W. Greer & Associates, a private consulting practice working with companies and not-for-profit organizations to provide innovative solutions to their business problems. Prior to forming J.W. Greer & Associates, he was Executive Vice President and Chief Financial Officer of Frederick Atkins, Inc. headquartered in New York. Atkins was an international marketing and product development company dealing with major department stores. Earlier in his career, Wayne held positions of Vice President Finance, Corporate Controller, and Budget Director with several corporations. He received an MBA from Georgia State University. Staffs the Finance Committee and Property Management Committee.

David A. Brownlee, Director of Capital Projects and Construction
Responsible for construction management and development of properties that provides affordable housing opportunities. Broad administrative experience and fiscal knowledge of commercial, institutional and residential construction projects in Newark, NJ. Experience of five years as Chief Executive Officer for profit construction management, four years not-for-profit development and over six years of real estate sales and contracting services. Originally from the Midwest, David attended Washburn University of Topeka, has participated in training provided by the National Development Council, Neighborhood Reinvestment Corporation, Enterprise Foundation and the Local Initiatives Support Corporation. Staffs the Construction Committee of the Alliance.
**Tod Collins, B.A. Human Services, Manager of Intake, Information and Housing Counseling**

Background in housing, social services, case management, and assisting individuals with special needs. She is a certified Section 8 Housing Manager and Housing Counselor and has comprehensive hands on training in the federal Section 8 rental assistance program, group dynamics and counseling techniques. For the Alliance, Ms. Collins maintains the comprehensive countywide housing database, assists clients in securing emergency, temporary or permanent housing and services, and is a housing research assistant. She represents the Affordable Housing Alliance as a Fair Housing Officer for the Fair Housing Board of Monmouth County. Ms. Collins is working on her BA in Social Work from Monmouth University.

**Mariann McDaniel, PHM, ARM® Director, Resident and Client Services**

Federal and Affordable Housing background spanning over 20 years. Certified Public Housing Manager, Certified Section 8 Specialist, Accredited Residential Manager. Former licensed NJ Real Estate salesperson. Resource specialist in the areas of affordable housing and coordination of social services. Client Services include intake screening, facilitation and assistance with applications to rental assistance programs on local and state levels. Oversees coordination of supportive services to clients in Affordable Housing Alliance independent apartments with subcontracted clinical providers. Oversees the Alliance’s property portfolio of over 200 units. Ensures the financial viability of each rental project. Assists the CFO with budget preparation and oversight. Ensures agency compliance with all applicable funding sources such as COAH, HOME, Federal Home Loan Bank, RTC, and HUD. Responsible for overall maintenance and upkeep of MHA rental properties. Supervises 5 full time and one part time staff positions. Manages and develops policies and procedures in conjunction with the CEO for all rental properties. Assists with grant writing. Coordinates the Good Tenancy Training Program. Staffs the Property Management Committee. Member of National Association of Housing and Redevelopment Officials, Institute of Real Estate Management and Women in Housing and Finance.

**Gwendolyn O. Love, Executive Assistant**

At the Alliance, Mrs. Love provides executive support to the CEO, administrative support to the Board of Directors, as well as, overseeing the policies and procedures and the daily operations and organization of the office. Prior to joining Affordable Housing Alliance, she was the Director of the Midtown Neighborhood Empowerment Program and the Administrative Officer for the Planning and Zoning Boards in Neptune. She is a graduate of the Stuart School of Business, Executive Secretarial Program, and The Monmouth Bible Institute, Church Administration and Bible Doctrine. Mrs. Love staffs the Board of Directors and the Development Committee of the Alliance.

**Lindsey Siegle, Editor, Step-Up Magazine**

Publishes our Affordable Housing periodical Step-Up Magazine. Lindsey is a life-long resident of Monmouth County. He began his career in journalism at greater media newspapers in 1988 as a reporter covering Howell Township. He has worked for several daily and weekly newspapers as a reporter and editor including serving as managing editor of the newspapers the HUB and Atlanticville produced here in Monmouth County. He is an alumnus of Rutgers University.
Heather Anderson - Administrative Assistant
Ms. Anderson provides administrative support to the Residential Manager, Financial Director, Project Manager and the Step-Up Editor, as well as, administers all facets of the rental leasing process. She also assists with grant writing, funding requests and applications. Prior to joining the Affordable Housing Alliance, she was a legal assistant at the women’s rights organization Legal Momentum for ten years, and has also been a canvasser for several environmental organizations. She has a B.A. in Journalism from the University of Massachusetts.

Nancy Arnavas, Bi-lingual Housing Counselor
Mrs. Nancy Arnavas is the Bi-lingual Housing Counseling Specialist for the agency. She has been hired as an interpreter to serve the Spanish community and to provide housing counseling, create and maintain the agency’s procedural data base of clientele’s information that is shared with the state and local agencies; and to assist with the in-take and referral process. She has been a resident of Monmouth County since 1992. Mrs. Arnavas received her bachelor’s degree in Business Administration and brings with her experience as a paralegal in a law firm and administrative experience in a non-profit agency in Charleston, SC.

Monique Miller, Information & Referral Assistant
Ms. Miller is responsible for intake and assessment of client needs during initial telephone contact. She also maintains the data base of individuals seeking assistance and refers clients to appropriate agencies based upon their specific needs. Ms. Miller provides much of the overall duties involved in the information, in-take and referral process at The Alliance. She is certified as a Benefits Counselor and received her certification as a Housing Counselor through Neighbor Works. Ms. Miller is enrolled in Brookdale Community College, majoring in Social Services.

Trudy Watt, A.A.S., Housing Counselor
Ms. Watt is a full-time certified-housing counselor and brings many years of experience as a business professional, event organizer and educator. Ms. Watt also has 5 years of providing direct spiritual counseling to parishioners for her church ministry. She has spent the last 8 years as an educator who provides several hours of classroom instruction to school age children with special needs for the Neptune Township Board of Education.

Michael West, Maintenance Supervisor
Michael is responsible for repairs and maintenance of Alliance properties. Michael has many years of maintenance experience.

Ronald Schuerman, Maintenance
Assist with the daily maintenance of Alliance properties.

George Kipp Jr, Acting Maintenance Supervisor, Grandview
Assist with the daily maintenance at Grandview. Has knowledge of basic maintenance.
Exhibit b6

The Center in Asbury Park

NOI
March 6, 2007

Mr. Rick Harrison, Deputy Director
Fort Monmouth Economic Revitalization Planning Authority
12 Christopher Way
Eatontown, NJ, 07724

Dear Mr. Harrison,

Enclosed please find the NOI from The Center in Asbury Park. I have attempted to present our proposal in a complete way. Also attached to the NOI is a financial statement from 2005. We will soon have a completed financial statement for 2006 as well as a completed report on development costs for Center House. I have included an organizational chart for The Center and Center House, a list of our Board of Directors and an operating budget for Center House.

If you need further information, please do not hesitate to contact me. Thank you for your assistance to John Hegarty in the preparation of this NOI.

Sincerely,

Rev. Robert F. Kaeding
Executive Director, The Center in Asbury Park, Inc.
Fort Monmouth Economic Revitalization Planning Authority
Rick Harrison, Deputy Director
12 Christopher Way
Eatontown, NJ, 07724

The Center in Asbury Park submits this notice of interest for surplus property at U.S.
Army Fort Monmouth, NJ.

1. Description of homeless proposed homeless assistance program.

The Center in Asbury Park has been providing support services for people living with
HIV/AIDS in Monmouth and Ocean Counties since 1992. One of the services
provided has been housing assistance for people who are homeless or whose housing is
in jeopardy. In December 2006 the Center opened Center House which is supportive
housing for 25 single adults living with HIV/AIDS who are chronically homeless. The
Center is submitting this NOI with the plan of providing additional housing to people
living with HIV/AIDS who are homeless. It is our intention to expand our housing
program beyond single adults to families and single parents with children.

2. Description of need for the program.

In the calendar year 2006, The Center spent over $86,000 in Rental and Security
assistance to stabilize housing and prevent homelessness. In the same period of time
The Center spent of $12,000 in utility assistance. It has been The Center’s experience
that many folks are living in substandard housing if they are not actually homeless.
The SRO units in Asbury Park and the surrounding area are in deteriorating condition.
In addition, due to development of Asbury Park and other communities in Monmouth
and Ocean Counties the rental market is becoming more and more difficult to place
persons with limited income. The extension of The Center’s housing program to a
property on the Fort Monmouth site will enable us to serve not only single adults who
are homeless but single parents with children as well as couples who are struggling with improving their quality of life.

3. **Coordination with other homeless assistance programs.**

The Center works in conjunction with a number of agencies serving people living with HIV/AIDS. Our clients come with referrals from the A-Team Clinic at Jersey Shore Medical Center, The Visiting Nurse Association of Central New Jersey, The clinic at Monmouth Medical Center, The Ocean County Department of Health and various other service providers in Monmouth and Ocean Counties. At present we utilize the Shelter Plus Care Committee of Monmouth and Ocean Counties for referrals to our current housing program. This Committee refers people who are in need of housing and meet the criteria of our program. We would continue to use this Shelter Plus Care Committee for the expansion of our housing program at the Fort Monmouth Site.

4. **Information about the physical requirements necessary to carry out the program.**

- We would need a building that is approximately 60,000 square feet.
- The building would accommodate sixteen two bedroom units at least 700 square feet with a galley kitchen and pantry.
- In addition the building would accommodate sixteen three bedroom units with at least 850 square feet with a galley kitchen and pantry.
- We would use 8,000 square feet for office space, support rooms, a common kitchen and exercise space.
- We would use 4,000 square feet for common area, gathering space and a reception area.
- We would use 2,000 square feet for laundry room and storage space.
- We would need an elevator for access to all floors.
- We would need parking for 30 vehicles and develop outdoor passive recreation space.
- We would prefer a three story building and will develop one efficiency apartment on the 2nd and 3rd floors for staff.
- We would need the building in close proximity to public transportation, medical care and shopping.

In our tour of the Fort Monmouth Property it is our estimation that Building #365 could be adapted for our proposed program.
5. Description of the financial plan, the organizational structure and capacity, prior experience and qualifications of the organization.

The Center will do an analysis survey to determine the funds needed to develop the project. Our plan would be to access County Funds through the HOME program and develop supportive service funds through HUD/McKinney Funds.

The Center in Asbury Park has developed Center House and manages that project with the assistance of a Management Company (D&M Management, Freehold, NJ.) The Center would apply for Section 8 vouchers through the Monmouth County Division of Social Services to assure the affordability of the housing as well as assure a healthy budget for operation of the program. Attached to this NOI is a budget for our current program to illustrate the kind of budget that we would have in place for operation of the program.

In addition, attached is our organizational chart for our present program to illustrate the kind of operation we presently have as well as project how we would operate the program. We have attached a financial report for The Center in Asbury Park as well as a narrative describing the history and achievements of The Center in Asbury Park.

6. An assessment of the time required to commence carrying out the program.

Since The Center in Asbury Park and Center House are already providing housing support to people living with HIV/AIDS in Monmouth and Ocean Counties our process for carrying out the program is in place to activate a new project in a short period of time. The time between the decision by the FMBRPA Board and actual acquisition of the building will be used to develop funding sources. The Center in Asbury Park will engage a grant developer to access these funds as we did for development of our current housing program, Center House.

The Center in Asbury Park, Inc.

Board of Directors

Executive Director

Nominating Committee
Budget and Finance Committee
Fundraising Committee
By-laws Committee

Case Manager—The Center in Asbury
Grant Reporting Bookkeeper
Volunteer Coordinator
Director of Client Services—Center
Assistant to The Executive Director—
Food Services Personnel

Food Desk Intake Volunteers
Pantry Desk and Maintenance
Food Service Volunteers

THE CENTER
The Center in Asbury Park – The History – February 2007

The Center in Asbury Park, Inc began as a small storefront operation on Mattison Avenue, Asbury Park in June 1992. The mission was understood by the group of volunteers that began the venture to be support services for people living with HIV/AIDS in Monmouth County. We knew that most of the folks were getting good treatment through Jersey Shore Medical Center but also knew that some of the supplemental services that could make a difference in their lives were lacking; transportation assistance, home visits, hygiene products, and other basic needs that had to be met. In addition we dreamt that The Center would be a place where people could find someone to talk to, someone to understand, someone to hug them and show them some love.

It wasn’t long before the picture came into clearer focus. Most of the folks were poorer than we realized. AIDS was only a part of the problem. Getting decent food and decent housing would be vital for them to be able to live with this disease. And so The Center began to subsidize rents, help with security payments, provide take-home meals, provide vouchers for laundries and a number of other things that would help improve people’s quality of life.

The Center outgrew the small storefront and expanding to through the next two storefronts. In 1999 we moved to much bigger site on Third Avenue, Asbury Park making it possible more than ever to be a place for the folks to relax and experience fellowship.

After demolishing the building on Third Avenue in 2005 The Center is now housed in a new expanded building at the Third Avenue address. We are now not only able to serve the Center Folk better but with Center House we are also able to house twenty-five single adults living with AIDS. Center House is a “supportive housing” project providing three meals a day, on-site case management, security and other kinds of support to help people stabilize themselves and be healthy.
The Center in Asbury Park has serve thousands and brought stability and love to many because of the wonderful support of the community, the dedication of hundreds of volunteers and the financial help of friends.

Some facts:
In 2006
Over 6000 volunteer hours made things happen
Over 1000 hygiene bags were given out
850 people used laundry vouchers
$82,000 was spent to help with rent and security
$4,000 helped folks with emergency pharmaceutical help
Over $11,000 was spent to help with utility bills
Over 5000 take home meals were given out.

Fr. Bob Kaeding
Executive Director, The Center in Asbury Park, Inc
October 17, 2007

Rev. Robert F. Kaeding  
The Center in Asbury Park, Inc.  
P.O. Box 832  
806 Third Avenue  
Asbury Park, NJ 07712

RE: County of Monmouth Department of Human Services Homeless NOI Submission

Dear Father Bob,

The Social Services Advisory Committee has been reviewing your NOI submission. The following is data that we have categorized as part of our review. It is requested that you review the accuracy of the data based on your submission and reply back to the undersigned prior to October 30, 2007.

<table>
<thead>
<tr>
<th>NOI Exhibit</th>
<th>Type</th>
<th>Population</th>
<th>Sub Population</th>
<th>#Persons/Units</th>
<th>Exists/Expand/New</th>
<th>Land/Bldg</th>
<th>MCCP Need Priority</th>
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</thead>
<tbody>
<tr>
<td>H</td>
<td>P</td>
<td>Single Adults to Families</td>
<td>HIV/AIDS</td>
<td>32</td>
<td>Exists/ Expand</td>
<td>0/Bldg</td>
<td>#365</td>
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</tbody>
</table>

* = Emergency Shelter

The SSAC's next meeting is scheduled on October 30, 2007 at 3 pm at the FMERPA office located in Eatontown. It is our intent to have this finalized by that time in order to move forward with the next phase of the Homeless NOI review. It would be appreciated to receive your comments prior to that meeting.

Should you have any questions, I can be reached at the phone number and email listed below. Thank you in advance for your timely response.

Sincerely,

Rick Harrison  
Deputy Director

Fort Monmouth Economic Revitalization Planning Authority  
Rick.harrison@fmerpa.state.nj.us  
732.935.5966
March 6, 2007

Mr. Rick Harrison, Deputy Director  
Fort Monmouth Economic Revitalization Planning Authority  
12 Christopher Way  
Eatontown, NJ, 07724

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Fort Monmouth Economic Revitalization Planning Authority
Rick Harrison, Deputy Director
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<table>
<thead>
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<th>Category</th>
<th>Year 1</th>
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<th>Year 3</th>
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<th>Year 5</th>
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<td>15,320</td>
<td>15,625</td>
<td>15,926</td>
<td>16,226</td>
<td>16,528</td>
<td>16,828</td>
<td>17,128</td>
<td>17,428</td>
<td>17,728</td>
<td>18,028</td>
<td>18,328</td>
<td>18,628</td>
<td>18,928</td>
<td>19,228</td>
<td>19,528</td>
<td>19,828</td>
<td>20,128</td>
<td>20,428</td>
<td></td>
</tr>
<tr>
<td>Reserves</td>
<td>15,000</td>
<td>15,320</td>
<td>15,625</td>
<td>15,926</td>
<td>16,226</td>
<td>16,528</td>
<td>16,828</td>
<td>17,128</td>
<td>17,428</td>
<td>17,728</td>
<td>18,028</td>
<td>18,328</td>
<td>18,628</td>
<td>18,928</td>
<td>19,228</td>
<td>19,528</td>
<td>19,828</td>
<td>20,128</td>
<td>20,428</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>202,285</td>
<td>204,270</td>
<td>208,396</td>
<td>212,623</td>
<td>217,773</td>
<td>223,870</td>
<td>230,957</td>
<td>239,151</td>
<td>247,434</td>
<td>255,823</td>
<td>264,212</td>
<td>272,601</td>
<td>281,000</td>
<td>289,400</td>
<td>297,800</td>
<td>306,200</td>
<td>314,600</td>
<td>323,000</td>
<td>331,400</td>
<td></td>
</tr>
</tbody>
</table>

**Uses of Funds**

**Sources of Revenue**

**Uses of Funds**

**Detailed Use of G & M Property Management Company**

- **Management Fee:** 15,000
- **Powers:** 26,000
- **Workman's & Tax:** 2,000
- **Benefits:** 2,000
- **Building Super:** 10,400
- **Bookkeeper:** 1,000
- **Acctg/Audit:** 6,000
- **Legal:** 1,000
- **Trash Contract:** 1,000
- **Elevator Contract:** 3,400
- **HVAC Contract:** 3,700
- **Electrical Contract:** 1,000
- **Fire Monitoring Contract:** 2,800
- **Landscaping/ snow removal:** 6,000
- **Security**
- **Fire Safety Certificate:** 2,000
- **Elevator Certificate:** 900
- **Bid, Inspector, CO:** 500
- **Janitorial Supplies:** 2,500
- **Building Maint. Supplies:** 2,500
- **Electric/Heat/Air Utilities:** 2,500
- **Water/Sewer:** 10,000
- **Insurance:** 1,000
- **Property Tax:** 10,000
- **Repair & Replace Reserve:** 7,000

**Total:** 287,510

* To be arranged by The Center in Asusby Park, Inc.
** To be arranged and paid for by The Center in Asusby Park, Inc.
The Center in Asbury Park – The History – February 2007

The Center in Asbury Park, Inc began as a small storefront operation on Mattison Avenue, Asbury Park in June 1992. The mission was understood by the group of volunteers that began the venture to be support services for people living with HIV/AIDS in Monmouth County. We knew that most of the folks were getting good treatment through Jersey Shore Medical Center but also knew that some of the supplemental services that could make a difference in their lives were lacking; transportation assistance, home visits, hygiene products, and other basic needs that had to be met. In addition we dreamed that The Center would be a place where people could find someone to talk to, someone to understand, someone to hug them and show them some love.

It wasn’t long before the picture came into clearer focus. Most of the folks were poorer than we realized. AIDS was only a part of the problem. Getting decent food and decent housing would be vital for them to be able to live with this disease. And so The Center began to subsidize rents, help with security payments, provide take-home meals, provide vouchers for laundries and a number of other things that would help improve people’s quality of life.

The Center outgrew the small storefront and expanding to through the next two storefronts. In 1999 we moved to much bigger site on Third Avenue, Asbury Park making it possible more than ever to be a place for the folks to relax and experience fellowship.

After demolishing the building on Third Avenue in 2005 The Center is now housed in a new expanded building at the Third Avenue address. We are now not only able to serve the Center Folk better but with Center House we are also able to house twenty-five single adults living with AIDS. Center House is a “supportive housing” project providing three meals a day, on-site case management, security and other kinds of support to help people stabilize themselves and be healthy.
The Center in Asbury Park has serve thousands and brought stability and love to many because of the wonderful support of the community, the dedication of hundreds of volunteers and the financial help of friends.

Some facts:
In 2006
Over 6000 volunteer hours made things happen
Over 1000 hygiene bags were given out
850 people used laundry vouchers
$82,000 was spent to help with rent and security
$4,000 helped folks with emergency pharmaceutical help
Over $11,000 was spent to help with utility bills
Over 5000 take home meals were given out.

Fr. Bob Kaeding
Executive Director, The Center in Asbury Park, Inc
THE CENTER HOUSE PARTNERSHIP, L.P.

FINANCIAL STATEMENTS

DECEMBER 31, 2007

RECEIVED

APR 15 2008
THE CENTER HOUSE PARTNERSHIP, L.P.

DECEMBER 31, 2007

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<th>Page</th>
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</tr>
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<td>Financial Statements:</td>
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<td>Balance Sheet</td>
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<td>and Buildings' Improvements</td>
<td></td>
</tr>
<tr>
<td>Schedule of Low Income Housing Credits</td>
<td>14</td>
</tr>
</tbody>
</table>
INDEPENDENT AUDITORS' REPORT

To the Partners
The Center House Partnership, L.P.
Asbury Park, New Jersey

We have audited the accompanying balance sheet of The Center House Partnership, L.P., a New Jersey limited partnership, as of December 31, 2007, and the related statements of operations and partners' capital, and cash flows for year then ended. These financial statements are the responsibility of the Partnership's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of The Center House Partnership, L.P. as of December 31, 2007, and the results of its operations, changes in partners' capital, and cash flows for the year then ended, in conformity with accounting principles generally accepted in the United States of America.

Sobel & Co., LLC
Certified Public Accountants

March 20, 2008
THE CENTER HOUSE PARTNERSHIP, L.P.
BALANCE SHEET
DECEMBER 31, 2007

ASSETS

CURRENT ASSETS:
Cash $166,081
Accounts receivable 21,636
Accounts receivable - related party 13,715
Total Current Assets 201,432

LAND
147,416

BUILDING AND BUILDING IMPROVEMENTS:
Building and building improvements 5,486,740
Furniture and fixtures 99,352
5,586,092

Less: Accumulated depreciation (225,140)
Building and Building Improvements, Net 5,360,952

SECURITY DEPOSITS - TENANTS 33,300
OPERATING RESERVE 340,748

$6,083,848

LIABILITIES AND PARTNERS' CAPITAL

CURRENT LIABILITIES:
Construction line of credit $919,153
Accounts payable and accrued expenses 33,592
Developer's fees 134,490
Total Current Liabilities 1,087,235

LONG-TERM LIABILITIES:
Security deposits - tenants 33,300
Deferred developer's fees 422,909
Accrued interest on notes payable 11,951
Notes payable, net of current maturities 1,525,000
Total Long-Term Liabilities 1,993,160

Total Liabilities 3,080,395

COMMITMENTS AND CONTINGENCIES

PARTNERS' CAPITAL 3,003,453

$6,083,848

The accompanying notes are an integral part of these financial statements.
THE CENTER HOUSE PARTNERSHIP, L.P.
STATEMENT OF OPERATIONS AND PARTNERS' CAPITAL
YEAR ENDED DECEMBER 31, 2007

INCOME:
Apartment rent $ 178,213
Interest income 24,222
Total Income 202,435

EXPENSES:
Depreciation 211,393
Real estate taxes 18,670
Interest 87,353
General and administrative 1,788
Insurance 22,573
Professional fees 12,760
Supplies 17,545
Utilities 8,279
Telephone 4,454
Fees and permits 8,171
Repairs and maintenance 25,689
Security 81,539
Management fees 13,750
Asset management fee 1,500
Miscellaneous 3,725
Total Expenses 502,631

NET LOSS (300,196)

PARTNERS' CAPITAL:
Beginning of year 3,203,649
Capital contributions 100,000
End of year $ 3,003,453

The accompanying notes are an integral part of these financial statements.
CASH FLOWS PROVIDED BY (USED FOR):

OPERATING ACTIVITIES:
Net loss $ (300,196)
Adjustments to reconcile net loss to
net cash used for operating activities:
Depreciation 211,393
Accrued interest on notes payable 11,834
Changes in operating assets and liabilities:
Grants receivable 40,000
Accounts receivable (21,636)
Due to contractor (526,115)
Payments to related party, net (13,715)
Accounts payable and accrued expenses 22,907
Net Cash Used for Operating Activities (575,528)

INVESTING ACTIVITIES:
Net deposit to operating reserve (340,748)
Purchases of fixed assets (124,585)
Net Cash Provided by Investing Activities (465,333)

FINANCING ACTIVITIES:
Proceeds from line of credit 200,000
Payments on line of credit (30,847)
Proceeds from notes payable 712,373
Capital contribution 100,000
Net Cash Provided by Financing Activities 981,526

NET DECREASE IN CASH (59,335)

CASH:
Beginning of year 225,416
End of year $ 166,081

SUPPLEMENTAL DISCLOSURE OF CASH FLOWS INFORMATION:
Cash paid for interest $ 75,519

The accompanying notes are an integral part of these financial statements.
NOTE 1 - ORGANIZATION:

Organization:
The Center House Partnership, L.P. (the "Partnership") is a New Jersey limited partnership organized on October 13, 2004, for the purpose of constructing, owning and operating an affordable housing rental project. The Center House building is located at 806 Third Avenue, Asbury Park, New Jersey, and contains 25 residential rental units for qualified low-income tenants with special needs (the "Project" or the "Center House Project"). Center House is the General Partner of the Partnership and NEF Assignment Corporation, is the Limited Partner of the Partnership.

The building and related improvements of the Project have qualified for and been allocated low income housing tax credits pursuant to Internal Revenue Code Section 42 ("Section 42") which regulates the use of the Project as to occupant eligibility and unit gross rent, among other requirements. The building of the Project and its use must meet the provisions of these regulations during each of 15 consecutive years in order to remain qualified to receive the tax credits.

The Project received a temporary certificate of occupancy on December 7, 2006. Tenants began to move into the premises on December 27, 2006. The Project's natural year-end is December 31.

The Partnership has a contract with the United States Department of Housing and Urban Development (HUD) to provide tenant's rental assistance under HUD's - Supportive Housing Program.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:

Basis of Accounting:
The financial statements are prepared on the accrual basis of accounting.

Cash:
Cash includes cash on hand and in bank. Cash does not include amounts held in trust, such as required reserves and tenant security deposits.

Accounts Receivable:
The Partnership charges uncollectible accounts and grants receivable to operations when they are determined to be uncollectible. Management has determined that no allowance for doubtful accounts as of December 31, 2007 is necessary.
THE CENTER HOUSE PARTNERSHIP, L.P.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2007

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:  (Continued)

Land, Building and Building Improvements:
The building and building improvements are stated at cost. Depreciation is provided for in amounts sufficient to relate the cost of the building and building improvements to operations over its estimated useful life of 27.5 years utilizing the straight-line method. Furniture and fixtures are depreciated over 7 years on a straight line basis.

The Partnership reviews its investment in real estate for impairment whenever events or changes in circumstances indicate that the carrying value of such property may not be recoverable. Recoverability is measured by a comparison of the carrying amount of the real estate to the future net undiscounted cash flow expected to be generated by the rental property including the low income housing tax credits and any estimated proceeds from the eventual disposition of the real estate. If the real estate is considered to be impaired, the impairment to be recognized is measured at the amount by which the carrying amount of the real estate exceeds the fair value of such property. There were no impairment losses recognized in 2007.

Revenue Recognition:
Rental income is recognized as rentals become due. Rental payments received in advance are deferred until earned. All leases between the Partnership and the tenants of the property are operating leases.

Income Taxes:
The Partnership does not incur federal or state income taxes at the partnership level since all tax effects of the Partnership’s income or loss are passed through to the partners individually. Accordingly, no provision for federal and state income taxes has been made in the accompanying financial statements.

Use of Estimates:
In preparing financial statements in conformity with accounting principles generally accepted in the United States of America, management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and revenues and expenses during the reporting period. Actual results could differ from those estimates.

NOTE 3 - RELATED PARTIES TRANSACTIONS:

Development Agreement:
The Partnership entered into an amended and restated development agreement on November 23, 2005 with the Center in Asbury Park, Inc., an affiliated New Jersey nonprofit corporation, for services rendered in connection with the development and construction of the Project. The agreement provides for a total fee in the amount of $557,399. The entire developer fee remains payable at December 31, 2007.
NOTE 3 - RELATED PARTIES TRANSACTIONS: (Continued)

The General Partner of the Partnership, Center House, Inc. ("Center House"), a New Jersey for Profit Corporation, is wholly-owned by the Center in Asbury Park, Inc. The Center in Asbury Park, Inc.'s intended purpose is to act as developer and provide construction management services to the Project. Fees to the Center in Asbury Park, Inc. are for developer services and $134,490 has been included in current liabilities and $422,909 has been included in long-term liabilities.

Promissory Notes:
The $175,000 Federal Home Loan Bank of New York Affordable Housing Program loan was passed through the Center in Asbury Park, Inc. to the Partnership.

HUD Grant Agreement:
The Center in Asbury Park, Inc. was awarded a $400,000 grant for new construction under HUD's Supportive Housing Program. Such amount was passed through to the Partnership as a General Partner Capital Contribution. Such contribution was offset to building and building improvements since these were federal government funds and should not be included in the basis of the Partnership. The Grant Receivable from HUD's Supportive Housing Program of $40,000 at December 31, 2006 was received during 2007.

Asset Management fee:
The Limited Partner is entitled to an annual asset management fee in the amount of $1,500, of which none has been paid in 2007. Such amount is accrued and included in the balance sheet as accounts payable and accrued expenses.

Center in Asbury Park:
Center in Asbury Park provides program services, e.g., meals, medical and supportive services to residents of the Project. Center in Asbury Park maintains its corporate offices on the first floor. Center in Asbury Park compensates the Partnership $30,000 annually as a reimbursement of utilities. Such reimbursement was offset to utilities expense. Center in Asbury Park owes the Partnership $13,715 at December 31, 2007.

NOTE 4 - LOW INCOME HOUSING TAX CREDITS:

The Project received final determination that it meets the eligibility requirements for the federal low-income housing tax credit enacted by the Tax Reform Act of 1986. The Project has been allocated low income housing tax credits in an amount not to exceed $463,858 per year for a ten-year period. The Partnership is eligible to claim $360,278 of low-income housing tax credits in 2007.
THE CENTER HOUSE PARTNERSHIP, L.P.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2007

NOTE 5 - CONSTRUCTION LINE OF CREDIT:

The Partnership has a construction line of credit with Commerce Bank. The original line of credit granted on March 10, 2006 was for $250,000; increased on October 20, 2006 to $750,000 and further increased on February 6, 2007 to $950,000. The line of credit carries an interest rate at prime. The amount outstanding at December 31, 2007 was $919,153 at an interest rate of 7.25% per annum. The construction line of credit presently matures on March 31, 2008. The Partnership intends to pay off the line of credit with proceeds from permanent financing or limited partner equity contributions.

NOTE 6 - NOTES PAYABLE:

Notes payable at December 31, 2007 consists of:

The Partnership has a mortgage payable from the NJHMFA - Home Express Program to provide permanent financing determined in accordance with the Permanent Financing Agreement. The mortgage has a 30-year term and accrues interest of 1% per annum, compounded annually. This first mortgage matures and is due in its entirety on April 30, 2036. $ 625,000

The Partnership has a mortgage payable from the Monmouth County - Home Housing Program to provide permanent financing determined in accordance with the Permanent Financing Agreement. Such proceeds were passed through to the Partnership from the Center in Asbury Park, Inc. The mortgage has a 20-year term and accrues no interest. This second mortgage matures and is due in its entirety on November 30, 2035. 725,000

The Partnership has a mortgage payable from the Federal Home Loan Bank of New York Affordable Housing Program for $175,000. Such proceeds were passed through to the Partnership from the Center in Asbury Park, Inc. The mortgage has a 30-year term and accrues simple interest at 1% per annum. This third mortgage matures in its entirety on November 20, 2035. 175,000

Total Notes Payable $1,525,000

As of December 31, 2007, notes payable matures as follows:

<table>
<thead>
<tr>
<th>Year</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>2008</td>
<td>$ -</td>
</tr>
<tr>
<td>2009</td>
<td>-</td>
</tr>
<tr>
<td>2010</td>
<td>-</td>
</tr>
<tr>
<td>2011</td>
<td>-</td>
</tr>
<tr>
<td>2012</td>
<td>-</td>
</tr>
<tr>
<td>Thereafter</td>
<td>$1,525,000</td>
</tr>
</tbody>
</table>

$1,525,000
THE CENTER HOUSE PARTNERSHIP, L.P.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2007

NOTE 7 - PARTNERSHIP CAPITAL CONTRIBUTIONS:

The Limited Partner, contributed $3,327,981 through December 31, 2007 for a 99.99% ownership interest. The General Partner, Center House, has contributed $100 of equity to the Partnership for a .01% ownership interest.

The Limited Partner is required to contribute total payments amounting to $4,220,686. The remaining Limited Partner payments of $892,705 will transpire when certain milestones are met. Such milestones include but are not limited to, the following: (a) achievement of breakeven date, (b) receipt by the Partnership of IRS Form 8609, (c) funding of the permanent loans, (d) achievement of required reserve levels, and (e) qualification of 100% of the apartment units for low income tax credits. The Partnership anticipates receiving such remaining payments in late March 2008.

NOTE 8 - CASH FLOWS:

Cash flows, after payment of operating expenses, certain reserves, development fees, Partnership debt and other cash expenditures, is available for disbursement in the following order of priority: a) to repay the notes; b) to repay any operating advances made on behalf of the General Partner; c) to pay any current or accrued fees or advances pursuant to the asset management agreement; and d) any remaining cash flows shall be distributed 10% to the Limited Partner and 90% to the General Partner. Notwithstanding the foregoing, to the extent the Partnership has taxable income, the Limited Partner shall receive as a priority 35% (or if higher, the applicable federal income tax rate for corporations) of its share of the Partnership's taxable income.

NOTE 9 - TENANT SECURITY DEPOSITS:

Tenant security deposits are held in a separate interest bearing bank account in the name of the tenants. At December 31, 2007, the Partnership holds $33,300 of tenant security deposits.

Under certain circumstances, tenant security deposits may be applied towards unpaid rent or other tenant obligations.

NOTE 10 - REAL ESTATE TAXES:

The Partnership has an agreement with the City of Asbury Park, New Jersey for Payments In Lieu of Real Estate Taxes (PILOT). The agreement provides for a minimum annual tax payment of $12,000, incremented by 3% per year. The total annual PILOT payments are calculated at 10% of annual audited gross revenues, as defined in the agreement.
THE CENTER HOUSE PARTNERSHIP, L.P.  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2007

NOTE 11 - PARTNERS’ CAPITAL:

<table>
<thead>
<tr>
<th></th>
<th>General Partner</th>
<th>Limited Partner</th>
<th>Partners' Capital</th>
</tr>
</thead>
<tbody>
<tr>
<td>Balance, December 31, 2006</td>
<td>$98</td>
<td>$3,203,551</td>
<td>$3,203,649</td>
</tr>
<tr>
<td>Capital Contribution</td>
<td>-</td>
<td>100,000</td>
<td>100,000</td>
</tr>
<tr>
<td>Net Loss</td>
<td>(30)</td>
<td>(298,666)</td>
<td>(298,696)</td>
</tr>
<tr>
<td>Balance, December 31, 2007</td>
<td>$68</td>
<td>$3,004,885</td>
<td>$3,004,953</td>
</tr>
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</table>

NOTE 12 - COMMITMENTS AND CONTINGENCIES:

The Project’s low-income housing tax credits are contingent on its ability to maintain compliance with applicable sections of Internal Revenue Code Section 42. Failure to maintain compliance with occupant eligibility, and/or gross rent, or to correct noncompliance within a specified time period could result in recapture of previously taken tax credits plus interest. In addition, such potential noncompliance may require an adjustment to contributed capital by the Limited Partner.

There were no Low-Income Housing Tax Credits taken for the year ended December 31, 2006. The Partnership commenced utilizing Low-Income Housing Tax Credits for the year ended December 31, 2007. Provisions regarding the Low-Income Housing Tax Credits restrict the income levels of the occupants units for 30 years, subject to further restrictions required by the Internal Revenue Code for extended low-income housing use. Recapture of the Low-Income Housing Tax Credits could result if these provisions are not met.

NOTE 13 - RESTRICTED CASH:

An operating reserve account and a replacement reserve account are required to be established in accordance with the terms of the partnership agreement.

The operating reserve account was established in order to fund potential deficits in cash flows. The operating reserve will be maintained in a separate interest bearing bank account and will be capped at $467,516. Increases in the reserve above the capped amount will be the cumulative interest earned. $316,526 was initially funded to the operating reserve account with proceeds received from the NJHMFA - Home Express Program mortgage funds. Funds cannot be withdrawn from the operating reserve account without permission from NJHMFA. The Partnership anticipates fully funding the operating reserve account when the final capital contribution is received from the Limited Partner.
NOTE 13 - RESTRICTED CASH: (Continued)

A replacement reserve account will be established to provide for major capital expenditures or repairs in later years and is to be funded annually. The annual contribution to this reserve will be equal to $10,625 or $425 per rental unit. The Partnership is not yet required to fund this reserve as of December 31, 2007, since breakeven operations have not been achieved.

NOTE 14 - MANAGEMENT AGREEMENT:

The Partnership entered into a Management Agreement on December 19, 2006 with D & M Property Management, LLC to appoint them as exclusive management agent of the Project. The Management Agreement is automatically renewable annually. The Management Agreement provides for an annual fee of $15,000, which commenced February 2007.

NOTE 15 - CONCENTRATIONS OF RISK:

The Partnership maintains its funds with a financial institution which, at times, may exceed insured limits.
INDEPENDENT AUDITORS' REPORT
ON SUPPLEMENTARY INFORMATION

To the Partners
The Center House Partnership, L.P.
Asbury Park, New Jersey

Our report on our audit of the basic financial statements of The Center House Partnership, L.P. for the year ended December 31, 2007 appears on page 1. The audit was made for the purpose of forming an opinion on the basic financial statements taken as a whole. The accompanying supplementary information on pages 13 and 14 is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information has been subjected to the procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

Certified Public Accountants

March 20, 2008
THE CENTER HOUSE PARTNERSHIP, L.P.
SUPPLEMENTARY INFORMATION
SCHEDULE OF TAX BASIS DEPRECIATION OF BUILDINGS AND BUILDINGS' IMPROVEMENTS
YEAR ENDED DECEMBER 31, 2007

<table>
<thead>
<tr>
<th></th>
<th></th>
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<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Buildings and Buildings'</td>
<td>$5,486,740</td>
<td>27.5 years MM</td>
<td>$12,823</td>
<td>$197,271</td>
<td>$210,094</td>
<td>$197,271</td>
<td>$</td>
</tr>
</tbody>
</table>

See independent auditors' report on supplementary information.
THE CENTER HOUSE PARTNERSHIP, L.P.
SUPPLEMENTARY INFORMATION
SCHEDULE OF LOW INCOME HOUSING CREDITS
YEAR ENDED DECEMBER 31, 2007

<table>
<thead>
<tr>
<th>Total Tax Credits</th>
<th>Applicable Fraction</th>
<th>Tax Credits January 1 to December 31, 2007</th>
</tr>
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<tbody>
<tr>
<td>$463,858</td>
<td>0.7767</td>
<td>$360,278</td>
</tr>
</tbody>
</table>

Fraction Worksheet

Units in Building   25

January             8
February            12
March               15
April               16
May                 19
June                19
July                21
August              23
September           25
October             25
November            25
December            25

Total of Units by Month 233

Maximum # of Units by Month 300

Applicable Fraction 0.7767
April 14, 2008

Rick Harrison
Deputy Director, FMERPA
2-12 Corbett Way, Suite C
Eatontown, New Jersey, 07724

Dear Mr. Harrison,

Enclosed please find the Audited Financial Statement for Center House Partnership, LLP for 2007 and the Audited Financial Statement for The Center in Asbury Park, Inc. for 2006.

The Audited Financial Statement for The Center in Asbury Park, Inc. for 2007 is nearly complete and I will forward the statement to as soon as I receive it from the auditor.

Sincerely,

[Signature]
Re: Robert F. Kaeding
Executive Director, The Center in Asbury Park
Form 990

Return of Organization Exempt From Income Tax

Under section 501(c)(3) of the Internal Revenue Code (except block long benefit trust or private foundation)

The organization may have to use a copy of this return to satisfy state reporting requirements.

B Check if applicable: Name of organization

C Name of organization

D Employer identification number

E Telephone number

F Accounting method:

G Gross receipts: Add lines 6b, 6h, 6s, and 16b to line 12

H Gross receipts: Add lines 6b, 6h, 6s, and 16b to line 12

I Gross receipts: Add lines 6b, 6h, 6s, and 16b to line 12

J Organization type (check all that apply)

K Check here if the organization is not a 501(c)(3) supporting organization and its gross receipts are normally not more than $25,000. A return is not required, but if the organization chooses to file a return, be sure to file a complete return.

L Gross receipts: Add lines 6b, 6h, 6s, and 16b to line 12

Part I Revenue, Expenses, and Changes in Net Assets or Fund Balances

1 Contributions, gifts, grants, and similar amounts received:
   a Contributions to donor advised funds
   b Direct public support (not included on line 1a)
   c Indirect public support (not included on line 1a)
   d Government contributions (grants) (not included on line 1a)
   e Total (add lines 1a through 1d) (cash $698,189 + noncash $)

2 Program service revenue including government fees and contracts (from Part VII, line 93)

3 Membership dues and assessments

4 Interest on savings and temporary cash investments

5 Dividends and interest from securities

6a Gross rents

6b Less: rental expenses

6c Net rental income or (loss), Subtract line 6b from line 6a

7 Other investment income (describe )

7a Gross amount from sales of assets other than inventory

7b Less: cost or other basis and sales expenses

7c Gain or (loss) (attach schedule)

7d Net gain or (loss). Combine line 7c, column (A) and (B)

8 Special events and activities (attach schedule). If any amount is from gambling, check here

8a Gross revenue (not including $0) of contributions reported on line 1b

8b Less: direct expenses other than fundraising expenses

8c Net income or (loss) from special events. Subtract line 8b from line 8a

9a Gross sales of inventory, less returns and allowances

9b Less: cost of goods sold

10a Gross profit or (loss) from sales of inventory (attach schedule). Subtract line 10b from line 10a

10b Other revenue from (Part VII, line 103)

11a Total revenue. Add lines 1a, 2, 3, 4, 5, 6a, 6b, 6c, 7a, and 11

12a Program services (from line 44, column (B))

13a Management and general (from line 44, column (C))

14a Fundraising (from line 44, column (D))

15a Payments to affiliates (attach schedule)

16a Total expenses. Add lines 16a and 44, column (A)

17a Excess or (deficit) for the year. Subtract line 17 from line 12

18a Net assets or fund balances at beginning of year (from line 73, column (A))

19a Other changes in net assets or fund balances (attach explanation)

20a Net assets or fund balances at end of year. Combine lines 18a, 19a, and 20a

LHA For Privacy Act and Paperwork Reduction Act Notice, see the separate instructions.

Form 990 (2007)

1130625 758553 CENASBPARK 2007.05065 THE CENTER IN ASPURY PARK, CENASBP1
<table>
<thead>
<tr>
<th>Part II</th>
<th>Statement of Functional Expenses</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(A) Total</td>
</tr>
<tr>
<td>22a</td>
<td>Grants paid by donor advised funds (attach schedule)</td>
</tr>
<tr>
<td>22b</td>
<td>Other grants and allocations (attach schedule)</td>
</tr>
<tr>
<td>23</td>
<td>Specific assistance to individuals (attach schedule)</td>
</tr>
<tr>
<td>24</td>
<td>Benefits paid to or for members (attach schedule)</td>
</tr>
<tr>
<td>25a</td>
<td>Compensation of current officers, directors, key employees, etc. listed in Part V-A</td>
</tr>
<tr>
<td>25b</td>
<td>Compensation of former officers, directors, key employees, etc. listed in Part V-B</td>
</tr>
<tr>
<td>25c</td>
<td>Compensation and other distributions, not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)</td>
</tr>
<tr>
<td>26</td>
<td>Salaries and wages of employees not included on lines 25a, b, and c</td>
</tr>
<tr>
<td>27</td>
<td>Pension plan contributions not included on lines 25a, b, and c</td>
</tr>
<tr>
<td>28</td>
<td>Employee benefits not included on lines 25a, b, and c</td>
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<tr>
<td>29</td>
<td>Payroll taxes</td>
</tr>
<tr>
<td>30</td>
<td>Professional fundraising fees</td>
</tr>
<tr>
<td>31</td>
<td>Accounting fees</td>
</tr>
<tr>
<td>32</td>
<td>Legal fees</td>
</tr>
<tr>
<td>33</td>
<td>Supplies</td>
</tr>
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<td>34</td>
<td>Telephone</td>
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<td>35</td>
<td>Postage and shipping</td>
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<td>36</td>
<td>Occupancy</td>
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<td>37</td>
<td>Equipment rental and maintenance</td>
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<tr>
<td>38</td>
<td>Printing and publications</td>
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<tr>
<td>39</td>
<td>Travel</td>
</tr>
<tr>
<td>40</td>
<td>Conferences, conventions, and meetings</td>
</tr>
<tr>
<td>41</td>
<td>Interest</td>
</tr>
<tr>
<td>42</td>
<td>Depreciation, depletion, etc. (attach schedule)</td>
</tr>
<tr>
<td>43</td>
<td>Other expenses not covered above (itemize):</td>
</tr>
<tr>
<td>44</td>
<td>Total functional expenses. Add lines 22a through 43p (Organizations completing columns (B)-(D), carry these totals to lines 13-16)</td>
</tr>
</tbody>
</table>
Form 990 (2007)  THE CENTER IN ASBURY PARK, INC.  22-3253585  Page 3

Part III: Statement of Program Service Accomplishments (See the instructions.)

Form 990 is available for public inspection and, for some people, serves as the primary or sole source of information about a particular organization. How the public perceives an organization in such cases may be determined by the information presented on its return. Therefore, please make sure the return is complete and accurate and fully describes, in Part III, the organization’s programs and accomplishments.

What is the organization’s primary exempt purpose?  ▶ SEE STATEMENT 4

<table>
<thead>
<tr>
<th>Program Service Expenses (Required for 501(c)(3) and (4) orgs., and 4947(a)(1) trusts; but optional for others.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Provided monthly meals, rent subsidies, utility subsidies, pharmaceutical subsidies and laundry services to individuals who are HIV positive or who have contracted the AIDS virus.</td>
</tr>
<tr>
<td>(Grants and allocations $ ) If this amount includes foreign grants, check here □ 678,537.</td>
</tr>
<tr>
<td>(Grants and allocations $ ) If this amount includes foreign grants, check here □</td>
</tr>
<tr>
<td>(Grants and allocations $ ) If this amount includes foreign grants, check here □</td>
</tr>
<tr>
<td>(Grants and allocations $ ) If this amount includes foreign grants, check here □</td>
</tr>
<tr>
<td>Other program services (attach schedule)</td>
</tr>
<tr>
<td>(Grants and allocations $ ) If this amount includes foreign grants, check here □</td>
</tr>
<tr>
<td>Total of Program Service Expenses (should equal line 4d, column (E), Program services) ▶ 678,537.</td>
</tr>
</tbody>
</table>

Form 990 (2007)
### Part IV - Balance Sheets

**Note:** Where required, attached schedules and amounts within the description column should be for end-of-year amounts only.

<table>
<thead>
<tr>
<th>Description</th>
<th>(A) Beginning of year</th>
<th>(B) End of year</th>
</tr>
</thead>
<tbody>
<tr>
<td>45 Cash - non-interest-bearing</td>
<td>69,250.45</td>
<td>85,706.68</td>
</tr>
<tr>
<td>46 Savings and temporary cash investments</td>
<td>17,526.46</td>
<td>11,658.36</td>
</tr>
<tr>
<td>47a Accounts receivable</td>
<td></td>
<td>3,348.00</td>
</tr>
<tr>
<td>47b Less: allowance for doubtful accounts</td>
<td></td>
<td>13,054.47</td>
</tr>
<tr>
<td>48a Pledges receivable</td>
<td></td>
<td>3,348.00</td>
</tr>
<tr>
<td>48b Less: allowance for doubtful accounts</td>
<td></td>
<td>3,348.00</td>
</tr>
<tr>
<td>49 Grants receivable</td>
<td></td>
<td>46</td>
</tr>
<tr>
<td>50a Receivables from current and former officers, directors, trustees, and key employees</td>
<td></td>
<td>50a</td>
</tr>
<tr>
<td>50b Receivables from other disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)</td>
<td></td>
<td>50b</td>
</tr>
<tr>
<td>51a Other notes and loans receivable</td>
<td>134,490.36</td>
<td>134,490.36</td>
</tr>
<tr>
<td>51b Less: allowance for doubtful accounts</td>
<td>134,490.36</td>
<td>134,490.36</td>
</tr>
<tr>
<td>52 Inventories for sale or use</td>
<td></td>
<td>4,204.53</td>
</tr>
<tr>
<td>53 Prepaid expenses and deferred charges</td>
<td></td>
<td>5,682.53</td>
</tr>
<tr>
<td>54a Investments - publicly-traded securities</td>
<td></td>
<td>46a</td>
</tr>
<tr>
<td>54b Investments - other securities</td>
<td></td>
<td>46b</td>
</tr>
<tr>
<td>55a Investments - land, buildings, and equipment: basis</td>
<td></td>
<td>55a</td>
</tr>
<tr>
<td>55b Less: accumulated depreciation</td>
<td></td>
<td>55b</td>
</tr>
<tr>
<td>55c Investments - other</td>
<td></td>
<td>55c</td>
</tr>
<tr>
<td>57a Land, buildings, and equipment: basis</td>
<td>39,200.57</td>
<td>9,382.57</td>
</tr>
<tr>
<td>57b Less: accumulated depreciation (STMT. 5)</td>
<td>25,878.30</td>
<td>13,322.30</td>
</tr>
<tr>
<td>58 Other assets, including program-related investments (describe ▶)</td>
<td></td>
<td>58</td>
</tr>
<tr>
<td>59 Total assets (must equal line 74). Add lines 45 through 68</td>
<td>247,916.59</td>
<td>254,206.59</td>
</tr>
<tr>
<td>60 Accounts payable and accrued expenses</td>
<td>14,857.60</td>
<td>1,163.60</td>
</tr>
<tr>
<td>61 Grants payable</td>
<td></td>
<td>61</td>
</tr>
<tr>
<td>62 Deferred revenue</td>
<td></td>
<td>62</td>
</tr>
<tr>
<td>63 Loans from officers, directors, trustees, and key employees</td>
<td></td>
<td>63</td>
</tr>
<tr>
<td>64a Tax-exempt bond liabilities</td>
<td></td>
<td>64a</td>
</tr>
<tr>
<td>65b Mortgages and other notes payable (STMT. 6)</td>
<td></td>
<td>940b</td>
</tr>
<tr>
<td>66 Other liabilities (describe ▶) SEE STATEMENT 7</td>
<td></td>
<td>13,715</td>
</tr>
<tr>
<td>67 Total Liabilities. Add lines 60 through 66</td>
<td></td>
<td>23,157.66</td>
</tr>
<tr>
<td>68 Organizations that follow SFAS 117, check here ▶ X ▶ and complete lines 67 through 69 and lines 73 and 74.</td>
<td></td>
<td>14,876.60</td>
</tr>
<tr>
<td>69 Unrestricted</td>
<td></td>
<td>214,767.67</td>
</tr>
<tr>
<td>68 Temporarily restricted</td>
<td></td>
<td>233,294.67</td>
</tr>
<tr>
<td>69 Permanently restricted</td>
<td></td>
<td>9,992.69</td>
</tr>
<tr>
<td>70 Capital stock, trust principal, or current funds</td>
<td></td>
<td>6,034.69</td>
</tr>
<tr>
<td>71 Paid-in or capital surplus, or land, building, and equipment fund</td>
<td></td>
<td>71</td>
</tr>
<tr>
<td>72 Retained earnings, endowment, accumulated income, or other funds</td>
<td></td>
<td>72</td>
</tr>
<tr>
<td>73 Total net assets or fund balances. Add lines 67 through 69 or lines 70 through 72. (Column (A) must equal line 10 and column (B) must equal line 21)</td>
<td></td>
<td>224,759.73</td>
</tr>
<tr>
<td>74 Total liabilities and net assets/fund balances. Add lines 68 and 73</td>
<td></td>
<td>247,916.74</td>
</tr>
<tr>
<td>75 Total liabilities and net assets</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Part IV-A: Reconciliation of Revenue per Audited Financial Statements With Revenue per Return

<table>
<thead>
<tr>
<th>a. Total revenue, gains, and other support per audited financial statements</th>
<th>a.</th>
<th>797,443</th>
</tr>
</thead>
<tbody>
<tr>
<td>b. Amounts included on line a but not on Part I, line 12:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Net unrealized gains on investments</td>
<td>b1</td>
<td></td>
</tr>
<tr>
<td>2. Donated services and use of facilities</td>
<td>b2</td>
<td></td>
</tr>
<tr>
<td>3. Recoveries of prior year grants</td>
<td>b3</td>
<td></td>
</tr>
<tr>
<td>4. Other (specify): SEE STATEMENT 8</td>
<td>b4</td>
<td>32,663</td>
</tr>
<tr>
<td>Add lines b1 through b4</td>
<td>b</td>
<td>32,663</td>
</tr>
<tr>
<td>c. Subtract line b from line a</td>
<td>c</td>
<td>764,780</td>
</tr>
<tr>
<td>d. Amounts included on Part I, line 12, but not on line a:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Investment expenses not included on Part I, line 6b</td>
<td>d1</td>
<td></td>
</tr>
<tr>
<td>2. Other (specify):</td>
<td>d2</td>
<td></td>
</tr>
<tr>
<td>Add lines d1 and d2</td>
<td>d</td>
<td>0</td>
</tr>
<tr>
<td>e. Total revenue (Part I, line 12). Add lines c and d</td>
<td>e</td>
<td>764,780</td>
</tr>
</tbody>
</table>

### Part IV-B: Reconciliation of Expenses per Audited Financial Statements With Expenses per Return

<table>
<thead>
<tr>
<th>a. Total expenses and losses per audited financial statements</th>
<th>a</th>
<th>778,916</th>
</tr>
</thead>
<tbody>
<tr>
<td>b. Amounts included on line a but not on Part I, line 17:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Donated services and use of facilities</td>
<td>b1</td>
<td></td>
</tr>
<tr>
<td>2. Prior year adjustments reported on Part I, line 20</td>
<td>b2</td>
<td></td>
</tr>
<tr>
<td>3. Losses reported on Part I, line 20</td>
<td>b3</td>
<td></td>
</tr>
<tr>
<td>4. Other (specify): SPECIAL EVENTS - DIRECT EXPENSES</td>
<td>b4</td>
<td>28,705</td>
</tr>
<tr>
<td>Add lines b1 through b4</td>
<td>b</td>
<td>28,705</td>
</tr>
<tr>
<td>c. Subtract line b from line a</td>
<td>c</td>
<td>750,211</td>
</tr>
<tr>
<td>d. Amounts included on Part I, line 17, but not on line a:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Investment expenses not included on Part I, line 6b</td>
<td>d1</td>
<td></td>
</tr>
<tr>
<td>2. Other (specify):</td>
<td>d2</td>
<td></td>
</tr>
<tr>
<td>Add lines d1 and d2</td>
<td>d</td>
<td>0</td>
</tr>
<tr>
<td>e. Total expenses (Part I, line 17). Add lines c and d</td>
<td>e</td>
<td>750,211</td>
</tr>
</tbody>
</table>

### Part V-A: Current Officers, Directors, Trustees, and Key Employees

<table>
<thead>
<tr>
<th>(A) Name and address</th>
<th>(B) Title and average hours per week devoted to position</th>
<th>(C) Compensation (if not paid, enter -0-)</th>
<th>(D) Contributions to employee benefit plans &amp; deferred compensation plans</th>
<th>(E) Expense account and other allowances</th>
</tr>
</thead>
<tbody>
<tr>
<td>SEE STATEMENT 9</td>
<td></td>
<td>69,700</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

---

**Form 990 (2007)**

11330625 758553 CENASPRK 2007.05065 THE CENTER IN ASBURY PARK, CENASEBP1
**Part V-A**  Current Officers, Directors, Trustees, and Key Employees (continued)

75a. Enter the total number of officers, directors, and trustees permitted to vote on organization business at board meetings: ................................................................. 13

b. Are any officers, directors, trustees, or key employees listed in Form 990, Part V-A, or highest compensated employees listed in Schedule A, Part I, or highest compensated professional and other independent contractors listed in Schedule A, Part II-A, or II-B, related to each other through family or business relationships? If "Yes," attach a statement that identifies the individuals and explains the relationship(s): .................................................................

76b. X

c. Do any officers, directors, trustees, or key employees listed in Form 990, Part V-A, or highest compensated employees listed in Schedule A, Part I, or highest compensated professional and other independent contractors listed in Schedule A, Part II-A or II-B, receive compensation from any other organizations, whether tax-exempt or taxable, that are related to the organization? See the instructions for the definition of "related organization." If "Yes," attach a statement that includes the information described in the instructions: .................................................................

76c. X

d. Does the organization have a written conflict of interest policy? .................................................................

76d. X

**Part V-B**  Former Officers, Directors, Trustees, and Key Employees That Received Compensation or Other Benefits (If any former officer, director, trustee, or key employee received compensation or other benefits described below during the year, list that person below and enter the amount of compensation or other benefits in the appropriate column. See the instructions.)

<table>
<thead>
<tr>
<th>(A) Name and address</th>
<th>(B) Loans and Advances</th>
<th>(C) Compensation</th>
<th>(D) Contributions to employee benefit plans &amp; deferred compensation plans</th>
<th>(E) Expense account and other allowances</th>
</tr>
</thead>
<tbody>
<tr>
<td>NONE</td>
<td></td>
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</tbody>
</table>

**Part VI**  Other Information (See the instructions.)

76. Did the organization make a change in its activities or methods of conducting activities? If "Yes," attach a detailed statement of each change: .................................................................

77. Were any changes made in the organizing or governing documents but not reported to the IRS? .................................................................

77. X

78a. Did the organization have unrelated business gross income of $1,000 or more during the year covered by this return? .................................................................

78a. X

78b. If "Yes," has it filed a tax return on Form 990-T for this year? .................................................................

78b. N/A

79. Was there a liquidation, dissolution, termination, or substantial contraction during the year? If "Yes," attach a statement: .................................................................

79. X

80a. Is the organization related (other than by association with a statewide or nationwide organization) through common membership, governing bodies, trustees, officers, etc., to any other exempt or nonexempt organization? .................................................................

80a. X

b. If "Yes," enter the name of the organization: .................................................................

SEE STATEMENT 10

and check whether it is □ exempt or □ nonexempt: .................................................................

81. Enter direct and indirect political expenditures. (See line 81 instructions.) .................................................................

81a. 0

b. Did the organization file Form 1120-POL for this year? .................................................................

11330625 758553 CENASBP1 2007.05065 THE CENTER IN ASBURY PARK, CENASBP1
82 a Did the organization receive donated services or the use of materials, equipment, or facilities at no charge or at substantially less than fair rental value? 
   Yes [ ] No [X]

82 b If "Yes," you may indicate the value of these items here, do not include this amount as revenue in Part I or as an expense in Part II.
   (See instructions in Part III) [ ] N/A

83 a Did the organization comply with the public inspection requirements for returns and exemption applications? [ ] Yes [X] No

83 b Did the organization comply with the disclosure requirements relating to quid pro quo contributions? [ ] Yes [X] No

84 a Did the organization solicit any contributions or gifts that were not tax deductible? [ ] Yes [X] No

84 b If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible? [ ] Yes [X] No

85 a 501(c)(4), (6), or (9). Were substantially all dues nondeductible by members? [ ] Yes [X] No

85 b Did the organization make only in-house lobbying expenditures of $2,000 or less? [ ] Yes [X] No

85 c If "Yes" was answered to either 85a or 85b, do not complete 85c through 85h below unless the organization received a waiver for proxy tax owed for the prior year.

86 501(c)(7) organizations. Enter: a) initiation fees and capital contributions included on line 12. [ ] Yes [X] No

87 a At any time during the year, did the organization own a 50% or greater interest in a taxable corporation or partnership, or an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? [ ] Yes [X] No

87 b At any time during the year, did the organization, directly or indirectly, own a controlled entity within the meaning of section 512(b)(13)? [ ] Yes [X] No

88 a 501(c)(3) organizations. Enter: Amount of tax imposed on the organization during the year under section 4911, section 4912, section 4913, section 4955. [ ] Yes [X] No

89 a 501(c)(3) and 501(c)(4) organizations. Did the organization engage in any section 4958 excess benefit transaction during the year or did it become aware of an excess benefit transaction from a prior year? [ ] Yes [X] No

89 b If "Yes," attach a statement explaining each transaction. [ ] Yes [X] No

90 a List the states with which a copy of this return is filed. [ ] Yes [X] No

91 a Number of employees employed in the pay period that includes March 12, 2007. [ ] Yes [X] No

91 b The books are in care of ORGANIZATION. Telephone no. 732-774-3416
   Located at: 306 3RD AVENUE, ASBURY PARK, NJ 07712

See the instructions for exceptions and filing requirements for Form TD F 90-22.1, Report of Foreign Bank and Financial Accounts.
Part VI | Other Information (continued)

- At any time during the calendar year, did the organization maintain an office outside of the United States? Yes ☒ No ☐

92 Section 4947(a)(1) nonexempt charitable trusts filing Form 990 in lieu of Form 1041. Check here ☐

N/A

Part VII | Analysis of Income-Producing Activities (See the Instructions)

Note: Enter gross amounts unless otherwise indicated.

<table>
<thead>
<tr>
<th>Unrelated business income</th>
<th>(A) Business code</th>
<th>(B) Amount</th>
<th>(C) Exclusion code</th>
<th>(D) Amount</th>
<th>(E) Related or exempt function income</th>
</tr>
</thead>
<tbody>
<tr>
<td>Program service revenue:</td>
<td></td>
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<td></td>
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<tr>
<td>a</td>
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<tr>
<td>e</td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>f Medicare/Medicaid payments</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>g Fees and contracts from government agencies</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>h Membership dues and assessments</td>
<td></td>
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</tr>
<tr>
<td>i Interest on savings and temporary cash investments</td>
<td></td>
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</tr>
<tr>
<td>j Dividends and interest from securities</td>
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<tr>
<td>k Not rental income or (loss) from real estate:</td>
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<tr>
<td>l Not debt-financed property</td>
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<td>m Not debt-financed property</td>
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<tr>
<td>n Not rental income or (loss) from personal property</td>
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<tr>
<td>o Other investment income</td>
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<tr>
<td>p Gain or (loss) from sales of assets</td>
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<td>q Other than inventory</td>
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<td>r Not income or (loss) from special events</td>
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<td>s Gross profit or (loss) from sales of inventory</td>
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<td>t Other revenue:</td>
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<td>z</td>
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</tr>
<tr>
<td>e Subtotal (add columns (B), (C), and (E))</td>
<td></td>
<td>0.00</td>
<td>66,591.00</td>
<td>0.00</td>
<td>66,591.00</td>
</tr>
<tr>
<td>105 Total (add line 104, columns (B), (C), and (E))</td>
<td></td>
<td>0.00</td>
<td>66,591.00</td>
<td>0.00</td>
<td>66,591.00</td>
</tr>
</tbody>
</table>

Notes: Line 105 plus line 1a, Part I, should equal the amount on line 12, Part I.

Part VIII | Relationship of Activities to the Accomplishment of Exempt Purposes (See the instructions)

Line No. Explain how each activity for which income is reported in column (E) of Part VII contributed importantly to the accomplishment of the organization's exempt purposes (other than by providing funds for such purposes).

Part IX | Information Regarding Taxable Subsidiaries and Disregarded Entities (See the instructions)

(A) Name, address, and EIN of corporation, partnership, or disregarded entity | (B) Percentage of ownership interest | (C) Nature of activities | (D) Total income | (E) End-of-year assets

N/A

Part X | Information Regarding Transfers Associated with Personal Benefit Contracts (See the instructions)

(a) Did the organization, during the year, receive any funds, directly or indirectly, to pay premiums on a personal benefit contract? Yes ☒ No ☐

(a) Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract? Yes ☒ No ☐

Note: If "Yes" to (a), file Form 8870 and Form 4720 (see instructions).
**Part XI: Information Regarding Transfers To and From Controlled Entities. Complete only if the organization is a controlling organization as defined in section 512(b)(13). N/A**

106 Did the reporting organization make any transfers to a controlled entity as defined in section 512(b)(13) of the Code? If "Yes," complete the schedule below for each controlled entity.

<table>
<thead>
<tr>
<th>(A) Name, address, of each controlled entity</th>
<th>(B) Employer Identification Number</th>
<th>(C) Description of transfer</th>
<th>(D) Amount of transfer</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

Totals

107 Did the reporting organization receive any transfers from a controlled entity as defined in section 512(b)(13) of the Code? If "Yes," complete the schedule below for each controlled entity.

<table>
<thead>
<tr>
<th>(A) Name, address, of each controlled entity</th>
<th>(B) Employer Identification Number</th>
<th>(C) Description of transfer</th>
<th>(D) Amount of transfer</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<tr>
<td></td>
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</tr>
</tbody>
</table>

Totals

108 Did the organization have a binding written contract in effect on August 17, 2008, covering the interest, rents, royalties, and annuities described in question 107 above?  

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Please Sign Here

[Signature]

Type or print name and title

[Name]

Date

16/26/2008

Preparer's signature

[Signature]

Preparer's name (if self-employed)

SOBEL AND CO., LLC CPEA'S

LIVINGSTON, NJ 07039-1711

Preparer's SSN or PTIN (If CPEA, Inst. X)

Preparer's Use Only

EIN

Phone no. 973-994-9494

Form 990 (2007)
**Schedule A**

**Organization Exempt Under Section 501(c)(3)**

(Except Private Foundation) and Section 501(e), 501(f), 501(n), or 5601(a)(3) Non-exempt Charitable Trust

**Supplementary Information**—See separate instructions.

MUST be completed by the above organizations and attached to their Form 990 or 990-EZ.

**The Center in Asbury Park, Inc.**

| Employer Identification Number | 22-3253558 |

**Part I: Compensation of the Five Highest Paid Employees Other Than Officers, Directors, and Trustees**

(See page 1 of the instructions. List each one. If there are none, enter "None.")

<table>
<thead>
<tr>
<th>(a) Name and address of each employee paid more than $50,000</th>
<th>(b) Full and average hours per week devoted to position</th>
<th>(c) Compensation</th>
<th>(d) Contributions to employee benefit plans &amp; deferred compensation</th>
<th>(e) Expense account and other allowances</th>
</tr>
</thead>
<tbody>
<tr>
<td>NONE</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total number of other employees paid over $50,000: 0

**Part II-A: Compensation of the Five Highest Paid Independent Contractors for Professional Services**

(See page 2 of the instructions. List each one (whether individuals or firms). If there are none, enter "None.")

<table>
<thead>
<tr>
<th>(a) Name and address of each independent contractor paid more than $50,000</th>
<th>(b) Type of service</th>
<th>(c) Compensation</th>
</tr>
</thead>
<tbody>
<tr>
<td>NONE</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total number of others receiving over $50,000 for professional services: 0

**Part II-B: Compensation of the Five Highest Paid Independent Contractors for Other Services**

(List each contractor who performed services other than professional services, whether individuals or firms. If there are none, enter "None." See page 2 of the instructions.)

<table>
<thead>
<tr>
<th>(a) Name and address of each independent contractor paid more than $50,000</th>
<th>(b) Type of service</th>
<th>(c) Compensation</th>
</tr>
</thead>
<tbody>
<tr>
<td>NONE</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total number of other contractors receiving over $50,000 for other services: 0
Part III

Statements About Activities (See page 2 of the instructions.)

1. During the year, has the organization attempted to influence national, state, or local legislation, including any attempt to influence public opinion on a legislative matter or referendum? If "Yes," enter the total expenses paid or incurred in connection with the lobbying activities $___________ $___________ (Must equal amounts on line 38, Part VI-A, or line 1 of Part VI-B.)

   Organizations that made an election under section 501(c) by filing Form 5768 must complete Part VI-A. Other organizations checking "Yes" must complete Part VI-B AND attach a statement giving a detailed description of the lobbying activities.

2. During the year, has the organization, either directly or indirectly, engaged in any of the following acts with any substantial contributors, trustees, directors, officers, creators, key employees, or members of their families, or with any taxable organization with which any such person is affiliated as an officer, director, trustee, majority owner, or principal beneficiary? (If the answer to any question is "Yes," attach a detailed statement explaining the transactions.)

   a. Sale, exchange, or leasing of property? __________ X
   b. Lending of money or other extension of credit? __________ X
   c. Furnishing of goods, services, or facilities? __________ X
   d. Payment of compensation (or payment or reimbursement of expenses if more than $1,000)? SEE PART V-A FORM 990 __________ X
   e. Transfer of any part of its income or assets? __________ X

3. Did the organization make grants for scholarships, fellowships, student loans, etc.? (If "Yes," attach an explanation of how the organization determines that recipients qualify to receive payments.)

   a. Did the organization have a section 4920(b) annuity plan for its employees? __________ X
   b. Did the organization receive or hold an easement for conservation purposes, including easements to preserve open space, the environment, historic land areas or historic structures? (If "Yes," attach a detailed statement) __________ X
   c. Did the organization provide credit counseling, debt management, credit repair, or debt negotiation services? __________ X

4. Did the organization maintain any donor advised funds? If "Yes," complete lines 4b through 4g. If "No," complete lines 4f

   a. Did the organization make any taxable distributions under section 4966? __________ N/A
   b. Did the organization make a distribution to a donor, donor advisor, or related person? __________ N/A
   c. Enter the total number of donor advised funds owned at the end of the tax year __________
   d. Enter the aggregate value of assets held in all donor advised funds owned at the end of the tax year __________
   e. Enter the total number of separate funds or accounts owned at the end of the year (excluding donor advised funds included on line 4d) where donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts __________
   f. Enter the aggregate value of assets in all funds or accounts included on line 4f at the end of the tax year __________
Part IV Reason for Non-Private Foundation Status (See pages 4 through 8 of the instructions.)

I certify that the organization is not a private foundation because it is: (Please check only ONE applicable box.)

5 ☐ A church, convention of churches, or association of churches. Section 270(b)(1)(A)(i).
6 ☐ A school. Section 270(b)(1)(A)(ii). (Also complete Part V.)
7 ☐ A hospital or a cooperative hospital service organization. Section 270(b)(1)(A)(iii).
8 ☐ A federal, state, or local government or governmental unit. Section 270(b)(1)(A)(iv).
9 ☐ A medical research organization operated in conjunction with a hospital. Section 270(b)(1)(A)(viii). Enter the hospital's name, city, and state ▶

10 ☐ An organization operated for the benefit of a college or university owned or operated by a governmental unit. Section 270(b)(1)(A)(v).

(Also complete the Support Schedule in Part IV-A.)

11a ☒ An organization that normally receives a substantial part of its support from a governmental unit or from the general public.

Section 270(b)(1)(A)(vii). (Also complete the Support Schedule In Part IV-A.)

11b ☐ A community trust. Section 270(b)(1)(A)(viii). (Also complete the Support Schedule in Part IV-A.)

12 ☐ An organization that normally receives: (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its charitable, etc., functions, subject to certain exceptions, and (2) no more than 33 1/3% of its support from gross investment income and unrelated business taxable income (see section 511 tax) from businesses acquired by the organization after June 30, 1975. See section 509(a)(2). (Also complete the Support Schedule in Part IV-A.)

13 ☐ An organization that is not controlled by any disqualified persons (other than foundation managers) and otherwise meets the requirements of section 509(a)(3).

Check the box that describes the type of supporting organization:

☐ type I ☐ type II ☐ Type III-Functionally Integrated ☐ Type III-Other

Provide the following information about the supported organizations. (See page 8 of the instructions.)

<table>
<thead>
<tr>
<th>(a) Name(s) of supported organization(s)</th>
<th>(b) Employer Identification number (EIN)</th>
<th>(c) Type of organization (described in lines 5 through 12 above or IRC section)</th>
<th>(d) Is the supported organization listed in the supporting organization’s governing documents?</th>
<th>(e) Amount of support</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Yes</td>
<td></td>
</tr>
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<td>No</td>
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</tr>
</tbody>
</table>

Total ............................................................................................................................................................

14 ☐  An organization organized and operated to test for public safety. Section 509(a)(4). (See page 8 of the instructions.)

Schedule A (Form 990 or 990-EZ) 2007
**Schedule A (Form 990 or 990-EZ) 2007 THE CENTER IN ASBURY PARK, INC. 22-3253558 Page 4**

**Part IV-A Support Schedule (Complete only if you checked a box on line 10, 11, or 12) Use cash method of accounting.**

You may use the worksheet in the instructions for converting from the accrual to the cash method of accounting.

<table>
<thead>
<tr>
<th>Calendar year (or fiscal year beginning in)</th>
<th>(a) 2006</th>
<th>(b) 2005</th>
<th>(c) 2004</th>
<th>(d) 2003</th>
<th>(e) Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>16 Gifts, grants, and contributions received (Do not include unusual grants. See line 28.)</td>
<td>294,620</td>
<td>313,222</td>
<td>187,479</td>
<td>187,291</td>
<td>982,582</td>
</tr>
<tr>
<td>16 Membership fees received</td>
<td>38</td>
<td>27</td>
<td>33</td>
<td>39</td>
<td>137</td>
</tr>
<tr>
<td>17 Gross receipts from admissions, merchandise sold or services performed, or furnishing of facilities in any activity that is related to the organization's charitable, etc., purpose</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>18 Gross income from interest, dividends, amounts received from payments on securities loans (section 512(a)(5)), rents, royalties, income from similar sources, and unrelated business taxable income less (less section 511(2)(e)(2) from businesses acquired by the organization after June 30, 1972)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>19 Net income from unrelated business activities not included in line 18</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>20 Tax revenues levied for the organization's benefit and either paid to it or expended on its behalf</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>21 The value of services or facilities furnished to the organization by a governmental unit without charge. Do not include the value of services or facilities generally furnished to the public without charge</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>22 Other income. Attach a schedule. Do not include gain or loss from sale of capital assets</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>23 Total of lines 15 through 22</td>
<td>294,658</td>
<td>313,222</td>
<td>187,512</td>
<td>187,320</td>
<td>982,719</td>
</tr>
<tr>
<td>24 Line 23 minus line 17</td>
<td>2,947</td>
<td>3,122</td>
<td>1,875</td>
<td>1,873</td>
<td>982,719</td>
</tr>
<tr>
<td>25 Enter 1% of line 23</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>26 Organizations described on lines 10 or 11: a Enter 2% of amount in column (a), line 24</td>
<td>19,654</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>b Prepare a list for your records to show the name of and amount contributed by each person (other than a governmental unit or publicly supported organization) whose total gifts for 2003 through 2006 exceeded the amount shown in line 26a. Do not file this list with your return. Enter the total of all these excess amounts</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>c Total support for section 509(a)(1) test: Enter line 24, column (e)</td>
<td>982,719</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>d Add: Amounts from column (e) for lines: 22 26b</td>
<td>137</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>e Public support (line 26c minus line 26d total)</td>
<td>982,582</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>f Public support percentage (line 26e (numerator) divided by line 26f (denominator))</td>
<td>99.9861%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>27 Organizations described on line 12: a For amounts included in lines 15, 16, and 17 that are received from a &quot;disqualified person,&quot; prepare a list for your records to show the name of, and total amounts received in each year from, each &quot;disqualified person.&quot; Do not file this list with your return. Enter the sum of such amounts for each year: (2006) (2005) (2004) (2003)</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>b For any amount included in line 17 that was received from each person (other than &quot;disqualified persons&quot;) prepare a list for your records to show the name of, and amount received for each year, that was more than the larger of (1) the amount on line 25 for the year or (2) $5,000. (Include in the list organizations described in lines 5 through 11b, as well as individuals.) Do not file this list with your return. After computing the difference between the amount received and the larger amount described in (1) or (2), enter the sum of these differences (the excess amounts) for each year: (2006) (2005) (2004) (2003)</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>c Add: Amounts from column (d) for lines: 18 20 21</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>d Add: Line 27a total and line 27b total</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>e Public support (line 27c total minus line 27d total)</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>f Total support for section 509(a)(2) test: Enter amount on line 23, column (e)</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>g Public support percentage (line 27e (numerator) divided by line 27f (denominator))</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>h Investment income percentage (line 18, column (e) (numerator) divided by line 27f (denominator))</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

28 Unusual Grants: For an organization described in line 10, 11, or 12 that received any unusual grants during 2003 through 2006, prepare a list for your records to show, for each year, the name of the contributor, the date and amount of the grant, and a brief description of the nature of the grant. Do not file this list with your return. Do not include these grants in line 15.

**NONE**
<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>26. Does the organization have a racially non-discriminatory policy toward students by statement in its charter, bylaws, other governing instrument, or in a resolution of its governing body?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>27. Does the organization include a statement of its racially non-discriminatory policy toward students in all its brochures, catalogues, and other written communications with the public dealing with student admissions, programs, and scholarships?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>28. Has the organization publicized its racially non-discriminatory policy through newspaper or broadcast media during the period of solicitation for students, or during the registration period if it has no solicitation program, in a way that makes the policy known to all parts of the general community it serves?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>29. If “Yes,” please describe; if “No,” please explain. (If you need more space, attach a separate statement.)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>30. Does the organization maintain the following:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. Records indicating the racial composition of the student body, faculty, and administrative staff?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. Records documenting that scholarships and other financial assistance are awarded on a racially non-discriminatory basis?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>c. Copies of all catalogues, brochures, announcements, and other written communications to the public dealing with student admissions, programs, and scholarships?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>d. Copies of all material used by the organization or on its behalf to solicit contributions?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>31. If you answered “No” to any of the above, please explain. (If you need more space, attach a separate statement.)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>32. Does the organization discriminate by race in any way with respect to:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. Students’ rights or privileges?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. Admissions policies?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>c. Employment of faculty or administrative staff?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>d. Scholarships or other financial assistance?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>e. Educational policies?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>f. Use of facilities?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>g. Athletic programs?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>h. Other extracurricular activities?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>33. If you answered “Yes” to any of the above, please explain. (If you need more space, attach a separate statement.)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>34. Does the organization receive any financial aid or assistance from a governmental agency?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>35. Has the organization’s right to such aid been revoked or suspended?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>36. If you answered “Yes” to either 34a or b, please explain using an attached statement.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>37. Does the organization certify that it has complied with the applicable requirements of sections 4.01 through 4.05 of Rev. Proc. 75-50, 1875-2 C.B. 587, covering racial nondiscrimination?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>38. If “No,” attach an explanation.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Part VI-A  Lobbying Expenditures by Electing Public Charities

(The term "expenditures" means amounts paid or incurred.)

Check □ if the organization belongs to an affiliated group.  Check □ if you checked "a" and "limited control" provisions apply.

<table>
<thead>
<tr>
<th>Limits on Lobbying Expenditures</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a) Affiliated group totals</td>
</tr>
</tbody>
</table>

36  Total lobbying expenditures to influence public opinion (grassroots lobbying) .................................................. 36
37  Total lobbying expenditures to influence a legislative body (direct lobbying) .................................................. 37
38  Total lobbying expenditures (add lines 36 and 37) .......................................................................................... 38
39  Other exempt purpose expenditures .......................................................... 39
40 Total exempt purpose expenditures (add lines 36 and 39) .................................................................................. 40
41 Lobbying nontaxable amount. Enter the amount from the following table -
   If the amount on line 40 is -
   The lobbying nontaxable amount is -
   Not over $500,000 ......................................................................................................................... 20% of the amount on line 40
   Over $500,000 but not over $1,000,000 ................................................................. $100,000 plus 15% of the excess over $500,000
   Over $1,000,000 but not over $5,000,000 ............................................................... $175,000 plus 15% of the excess over $1,000,000
   Over $5,000,000 but not over $17,000,000 .......................................................... $230,000 plus 5% of the excess over $5,000,000
   Over $17,000,000 ........................................................................................................ $1,000,000
42 Grassroots nontaxable amount (enter 25% of line 41) ....................................................................................... 42
43 Subtract line 42 from line 36. Enter -o- if line 42 is more than line 36 .................................................. 43
44 Subtract line 41 from line 38. Enter -o- if line 41 is more than line 38 .................................................. 44

Cautions: If there is an amount on either line 43 or line 44, you must file Form 4720.

Part VI-B  Lobbying Activity by Nonelecting Public Charities

(For reporting only by organizations that did not complete Part VI-A (See page 14 of the instructions.)

During the year, did the organization attempt to influence national, state or local legislation, including any attempt to influence public opinion on a legislative matter or referendum, through the use of:

a Volunteers .................................................. X
b Paid staff or management (include compensation in expenses reported on lines c through h.) X
c Media advertisements .................................................. X
d Mailings to members, legislators, or the public .................................................. X
e Publications, or published or broadcast statements .................................................. X
f Grants to other organizations for lobbying purposes .................................................. X
g Direct contact with legislators, their staffs, government officials, or a legislative body .................................................. X
h Railies, demonstrations, seminars, conventions, speeches, lectures, or any other means ................. X
i Total lobbying expenditures (Add lines a through h.) ................................................................................ X

If "Yes" to any of the above, also attach a statement giving a detailed description of the lobbying activities.
**Part VII** Information Regarding Transfers To and Transactions and Relationships With Noncharitable Exempt Organizations (See page 14 of the instructions.)

61. Did the reporting organization directly or indirectly engage in any of the following with any other organization described in section 501(c) of the Code (other than section 501(c)(3) organizations) or in section 527, relating to political organizations?

<table>
<thead>
<tr>
<th></th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>a</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b</td>
<td></td>
<td></td>
</tr>
<tr>
<td>c</td>
<td></td>
<td></td>
</tr>
<tr>
<td>d</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

b) Other transactions:

- Purchases of assets from a noncharitable exempt organization
- Rental of facilities, equipment, or other assets
- Reimbursement arrangements
- Loans or loan guarantees
- Performance of services or membership or fundraising solicitations

52. Is the organization directly or indirectly affiliated with, or related to, one or more tax-exempt organizations described in section 501(c) of the Code (other than section 501(c)(3) or in section 527?

<table>
<thead>
<tr>
<th></th>
<th>Name of organization</th>
<th>Type of organization</th>
<th>Description of relationship</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Asset No.</td>
<td>Description</td>
<td>Date Acquired</td>
<td>Method</td>
</tr>
<tr>
<td>----------</td>
<td>---------------------------</td>
<td>---------------</td>
<td>--------</td>
</tr>
<tr>
<td>12</td>
<td>FURNITURE</td>
<td>0726000SL</td>
<td>7.00</td>
</tr>
<tr>
<td>13</td>
<td>FURNITURE</td>
<td>031005SL</td>
<td>7.00</td>
</tr>
<tr>
<td>14</td>
<td>STORAGE SHELVES</td>
<td>0514072000DE</td>
<td>7.00</td>
</tr>
<tr>
<td>15</td>
<td>OUTDOOR FURNITURE</td>
<td>0612072000DE</td>
<td>7.00</td>
</tr>
<tr>
<td></td>
<td>* 990, PAGE 2, TOTAL</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>FURNITURE &amp; FIXTURES</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>MACHINERY &amp; EQUIPMENT</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>COMPUTER</td>
<td>061598SL</td>
<td>5.00</td>
</tr>
<tr>
<td>3</td>
<td>PRINTER</td>
<td>031087SL</td>
<td>5.00</td>
</tr>
<tr>
<td>4</td>
<td>COMPUTER</td>
<td>120497SL</td>
<td>5.00</td>
</tr>
<tr>
<td>5</td>
<td>COMPUTER</td>
<td>092898SL</td>
<td>5.00</td>
</tr>
<tr>
<td>6</td>
<td>PHONE SYSTEM</td>
<td>000489SL</td>
<td>5.00</td>
</tr>
<tr>
<td>7</td>
<td>PHONE SYSTEM</td>
<td>071500SL</td>
<td>7.00</td>
</tr>
<tr>
<td>8</td>
<td>SERGO COMPUTERS</td>
<td>011500SL</td>
<td>5.00</td>
</tr>
<tr>
<td>9</td>
<td>LAPTOP</td>
<td>012802SL</td>
<td>5.00</td>
</tr>
<tr>
<td>10</td>
<td>COMPUTER</td>
<td>051004SL</td>
<td>5.00</td>
</tr>
<tr>
<td>11</td>
<td>COMPUTER</td>
<td>041505SL</td>
<td>5.00</td>
</tr>
<tr>
<td></td>
<td>* 990, PAGE 2, TOTAL</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(D) Asset disposed

* ITC, Section 179, Salvage, Bonus, Commercial Revitalization Deduction, Go Zone
<table>
<thead>
<tr>
<th>Asset No.</th>
<th>Description</th>
<th>Date Acquired</th>
<th>Method</th>
<th>Life</th>
<th>Line No.</th>
<th>Undepreciated Cost or Basis</th>
<th>Sys % Excl</th>
<th>* Reduction in Basis</th>
<th>Basis For Depreciation</th>
<th>Accumulated Depreciation</th>
<th>Current Sec 179</th>
<th>Current Year Deduction</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>TRANSPORTATION EQUIPMENT</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>VAN</td>
<td>01/01/93</td>
<td>10/01/016</td>
<td>4</td>
<td>0</td>
<td>4,000</td>
<td></td>
<td>4,000</td>
<td>2,400</td>
<td>0</td>
<td></td>
<td>1,600</td>
</tr>
<tr>
<td></td>
<td>TOTAL 990 PAGE 2</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>TRANSPORTATION EQUIPMENT GRAND TOTAL 990 PAGE</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>DEPR</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>39,200</td>
<td></td>
<td>0</td>
<td>39,200</td>
<td>22,751</td>
<td>0</td>
<td>3,127</td>
</tr>
</tbody>
</table>

(D) - Asset disposed

* ITC, Section 179, Salvage, Bonus, Commercial Revitalization Deduction, GO Zone
## Description of Event

<table>
<thead>
<tr>
<th>Description</th>
<th>Gross Receipts</th>
<th>Contrib. Included</th>
<th>Gross Revenue</th>
<th>Direct Expenses</th>
<th>Net Income (Loss)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cab for Life</td>
<td>5,400.</td>
<td>5,400.</td>
<td>5,400.</td>
<td>5,400.</td>
<td>5,400.</td>
</tr>
<tr>
<td>Centerthon</td>
<td>69,351.</td>
<td>69,351.</td>
<td>21,667.</td>
<td>47,684.</td>
<td></td>
</tr>
<tr>
<td>Weedon Benefit</td>
<td>5,240.</td>
<td>5,240.</td>
<td>5,240.</td>
<td>5,240.</td>
<td></td>
</tr>
<tr>
<td>Ornament Sale</td>
<td>4,389.</td>
<td>4,389.</td>
<td>1,592.</td>
<td>2,797.</td>
<td></td>
</tr>
<tr>
<td>Disco Ball</td>
<td>3,132.</td>
<td>3,132.</td>
<td>1,955.</td>
<td>1,177.</td>
<td></td>
</tr>
<tr>
<td>Laramie Project</td>
<td>3,865.</td>
<td>3,865.</td>
<td>3,865.</td>
<td>3,865.</td>
<td></td>
</tr>
</tbody>
</table>

**To Form 990, Part I, Line 9**

<table>
<thead>
<tr>
<th>Gross Receipts</th>
<th>Contrib. Included</th>
<th>Gross Revenue</th>
<th>Direct Expenses</th>
<th>Net Income (Loss)</th>
</tr>
</thead>
<tbody>
<tr>
<td>95,277.</td>
<td>95,277.</td>
<td>28,705.</td>
<td>66,572.</td>
<td></td>
</tr>
</tbody>
</table>

## Other Expenses

<table>
<thead>
<tr>
<th>Description</th>
<th>Total</th>
<th>Program Services</th>
<th>Management and General</th>
<th>Fundraising</th>
</tr>
</thead>
<tbody>
<tr>
<td>Real Estate Taxes</td>
<td>0</td>
<td></td>
<td></td>
<td>56.</td>
</tr>
<tr>
<td>Utilities</td>
<td>586.</td>
<td>464.</td>
<td>58.</td>
<td>56.</td>
</tr>
<tr>
<td>Insurance</td>
<td>11,827.</td>
<td>10,644.</td>
<td>1,183.</td>
<td></td>
</tr>
<tr>
<td>Meals</td>
<td>44,022.</td>
<td>44,022.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Development</td>
<td>7,391.</td>
<td>5,786.</td>
<td>723.</td>
<td>882.</td>
</tr>
<tr>
<td>Memberships</td>
<td>1,370.</td>
<td>1,096.</td>
<td>137.</td>
<td>137.</td>
</tr>
<tr>
<td>Repairs &amp; Maintenance</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>4,246.</td>
<td>3,821.</td>
<td>425.</td>
<td></td>
</tr>
<tr>
<td>Advertising</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Less: Expenses</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Reimbursed</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Less: Prior Period Voided Checks</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SECURITY</td>
<td>54,612.</td>
<td>49,151.</td>
<td>5,461.</td>
<td></td>
</tr>
<tr>
<td>License and Fees</td>
<td>4,373.</td>
<td>821.</td>
<td>3,552.</td>
<td></td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>13,129.</td>
<td>5,305.</td>
<td></td>
<td>13,129.</td>
</tr>
<tr>
<td>Consultant</td>
<td>5,894.</td>
<td>5,305.</td>
<td>589.</td>
<td></td>
</tr>
<tr>
<td>Audit</td>
<td>16,500.</td>
<td>14,850.</td>
<td>1,650.</td>
<td></td>
</tr>
</tbody>
</table>

**Total to Form 990, Line 43**

<table>
<thead>
<tr>
<th>Gross Receipts</th>
<th>Program Services</th>
<th>Management and General</th>
<th>Fundraising</th>
</tr>
</thead>
</table>

11330625 758553 CENASBPRIK 2007.05065 THE CENTER IN ASBURY PARK, CENASBPRI
FORM 990  
SPECIFIC ASSISTANCE TO INDIVIDUALS  

DESCRIPTION  
FOOD, SHELTER AND CLOTHING FOR INDIGENTS, ETC.  
MEDICAL, DENTAL AND HOSPITAL EXPENSES PROVIDED  
DIRECT CASH ASSISTANCE TO INDIGENTS  

AMOUNT  
145,758.  
3,838.  
28,061.  

TOTAL TO FORM 990, PART II, LINE 23  
177,657.  

FORM 990  
STATEMENT OF ORGANIZATION’S PRIMARY EXEMPT PURPOSE  
PART III  

EXPLANATION  
TO PROVIDE EDUCATION, FINANCIAL AID, EMOTIONAL SUPPORT, NUTRITIONAL SUPPORT  
AND OTHER SERVICES TO INDIVIDUALS AND THEIR FAMILIES WHO ARE HIV POSITIVE  
OR WHO HAVE CONTRACTED THE AIDS VIRUS.  

FORM 990  
DEPRECIATION OF ASSETS NOT HELD FOR INVESTMENT  

DESCRIPTION  
VAN  
COMPUTER  
PRINTER  
COMPUTER  
COMPUTER  
PHONE SYSTEM  
PHONE SYSTEM  
ERGO COMPUTERS  
LAPTOP  
COMPUTER  
COMPUTER  
FURNITURE  
FURNITURE  
STORAGE SHELVES  
OUTDOOR FURNITURE  

COST OR OTHER BASIS  
4,000.  
1,900.  
705.  
1,853.  
885.  
2,089.  
3,416.  
2,985.  
2,400.  
1,076.  
4,760.  
1,565.  
4,500.  
1,966.  
5,100.  

ACCUMULATED DEPRECIATION  
2,900.  
1,900.  
705.  
1,853.  
885.  
2,089.  
3,416.  
2,985.  
2,400.  
791.  
2,380.  
1,565.  
1,607.  
138.  
364.  

BOOK VALUE  
1,200.  
0.  
0.  
0.  
0.  
0.  
0.  
0.  
285.  
2,380.  
2,380.  
0.  
2,893.  
1,828.  
4,736.  

TOTAL TO FORM 990, PART IV, LN 57  
39,200.  
25,878.  
13,322.  

11330625 758553 CENASBP 2007.05065 THE CENTER IN ASBURY PARK, CENASEF1
### FORM 990: OTHER NOTES AND LOANS PAYABLE

**LENDER’S NAME**
- CORPORATION FOR SUPPORTIVE HOUSING

**TERMS OF REPAYMENT**

<table>
<thead>
<tr>
<th>DATE OF NOTE</th>
<th>MATURITY DATE</th>
<th>ORIGINAL LOAN AMOUNT</th>
<th>INTEREST RATE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>0.00%</td>
<td></td>
</tr>
</tbody>
</table>

**SECURITY PROVIDED BY BORROWER**
- PURPOSE OF LOAN
  - TO FINANCE CONSTRUCTION

**RELATIONSHIP OF LENDER**
- NONE

**DESCRIPTION OF CONSIDERATION**

<table>
<thead>
<tr>
<th>FMV OF CONSIDERATION</th>
<th>BALANCE DUE</th>
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</thead>
<tbody>
<tr>
<td>0.00</td>
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</tbody>
</table>

**TOTAL INCLUDED ON FORM 990, PART IV, LINE 64, COLUMN B**

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### FORM 990: OTHER LIABILITIES

**DESCRIPTION**
- PAYROLL TAXES PAYABLE DUE TO AFFILIATE

<table>
<thead>
<tr>
<th>BEGINNING OF YEAR</th>
<th>END OF YEAR</th>
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</thead>
<tbody>
<tr>
<td>8,300.00</td>
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<tr>
<td>0.00</td>
<td>13,715.00</td>
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**TOTAL TO FORM 990, PART IV, LINE 55**

| 8,300.00          | 13,715.00   |
### Exhibit 8

**THE CENTER IN ASBURY PARK, INC.**

**FORM 990**

**OTHER REVENUE NOT INCLUDED ON FORM 990**

**STATEMENT 8**

**DESCRIPTION**

<table>
<thead>
<tr>
<th>SPECIAL EVENT - DIRECT EXPENSES</th>
<th>AMOUNT</th>
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<tr>
<td>ASSETS RELEASED FROM RESTRICTION</td>
<td>28,705.</td>
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<td>3,958.</td>
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<td><strong>TOTAL TO FORM 990, PART IV-A</strong></td>
<td>32,663.</td>
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</tbody>
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**FORM 990**

**PART V-A - LIST OF CURRENT OFFICERS, DIRECTORS, TRUSTEES AND KEY EMPLOYEES**

**STATEMENT 9**

<table>
<thead>
<tr>
<th>NAME AND ADDRESS</th>
<th>TITLE AND AVRG HRS/WK</th>
<th>COMPENSATION</th>
<th>EMPLOYEE BEN PLAN CONTRIB</th>
<th>EXPENSE ACCOUNT</th>
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<tbody>
<tr>
<td>REV. ROBERT F. KAEDING</td>
<td>DIRECTOR 40.00</td>
<td>69,700.</td>
<td>0.</td>
<td>0.</td>
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<tr>
<td>806 3RD AVENUE</td>
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<tr>
<td>ASBURY PARK, NJ 07712</td>
<td></td>
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<tr>
<td>KATHY RAGAUCKAS</td>
<td>PRESIDENT 0.00</td>
<td>0.</td>
<td>0.</td>
<td>0.</td>
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<tr>
<td>806 3RD AVENUE</td>
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<tr>
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<tr>
<td>BREnda WILSON</td>
<td>VICE PRESIDENT 0.00</td>
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<tr>
<td>STEVE MAHAN</td>
<td>SECRETARY 0.00</td>
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<td>ASBURY PARK, NJ 07712</td>
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<tr>
<td>ROBERT HICKEY</td>
<td>TREASURER 0.00</td>
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<tr>
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<td>ASBURY PARK, NJ 07712</td>
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</tr>
<tr>
<td>MICHAEL A. BARNES</td>
<td>BOARD MEMBER 0.00</td>
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<td>0.</td>
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</tr>
<tr>
<td>806 3RD AVENUE</td>
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<td>ASBURY PARK, NJ 07712</td>
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<tr>
<td>SUSAN BELPFER</td>
<td>BOARD MEMBER 0.00</td>
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<tr>
<td>806 3RD AVENUE</td>
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<td>ASBURY PARK, NJ 07712</td>
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<tr>
<td>JOHN T. JENNINGS</td>
<td>BOARD MEMBER 0.00</td>
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<tr>
<td>ASBURY PARK, NJ 07712</td>
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</table>

11330625 758553 CENASBPRK

22

STATEMENT(S) 8, 9

THE CENTER IN ASBURY PARK, CENASBP1
THE CENTER IN ASBURY PARK, INC.

ROBERT M. MCKEON, ESQ.
806 3RD AVENUE
ASBURY PARK, NJ 07712
BOARD MEMBER 0.00 0. 0. 0.

MARK CHARLES RABINER
806 3RD AVENUE
ASBURY PARK, NJ 07712
BOARD MEMBER 0.00 0. 0. 0.

FRANKLYN ROTHER
806 3RD AVENUE
ASBURY PARK, NJ 07712
BOARD MEMBER 0.00 0. 0. 0.

JOHN UR
806 3RD AVENUE
ASBURY PARK, NJ 07712
BOARD MEMBER 0.00 0. 0. 0.

COLLEEN VOLPE
806 3RD AVENUE
ASBURY PARK, NJ 07712
BOARD MEMBER 0.00 0. 0. 0.

JEFFREY WILLARD
806 3RD AVENUE
ASBURY PARK, NJ 07712
BOARD MEMBER 0.00 0. 0. 0.

TOTALS INCLUDED ON FORM 990, PART V-A

69,700. 0. 0.

FORM 990
IDENTIFICATION OF RELATED ORGANIZATIONS
PART VI, LINE 80B

NAME OF ORGANIZATION
CENTER HOUSE PARTNERSHIP
CENTER HOUSE, INC.

EXEMPT NONEXEMPT
X

STATEMENT(S) 9, 10

11330625 758553 CENASBP1K 2007.05065 THE CENTER IN ASBURY PARK, CENASBP1
Dear Mr. Harrison,

Thanks for sharing with me yesterday the on-going plans for the revitalization of Fort Monmouth. The Center is glad to be part of the plan. We will look forward to participating in the “Housing Bank” concept and having some housing available for our clients either through the SRO units or the varied size apartments for the chronically homeless and homeless folks living with HIV/AIDS.

I look forward to meeting with the agency overseeing the “bank” as the plan becomes more refined.

Sincerely,

Rev. Robert J. Kaeding
Executive Director, The Center in Asbury Park

PS. I will be away from July 29 until August 6. However I am available by cell phone – 732-539-8404 if you need to speak with me or set up future meetings.
Exhibit b7

County of Monmouth,
Dept. of Human Services NOI
NOTICE OF INTEREST (NOI)

Purpose: TO HAVE AN ADULT HOMELESS SHELTER INCLUDED IN THE PLANS FOR THE FUTURE USE OF FORT MONMOUTH

Presented to: FORT MONMOUTH ECONOMIC REVITALIZATION PLANNING AUTHORITY (FMERPA)

Presented by: COUNTY OF MONMOUTH
DEPARTMENT OF HUMAN SERVICES
LYNN F. MILLER, DIRECTOR

HISTORY AND INTRODUCTION

Social welfare in New Jersey dates back to 1709 and was formally addressed through actions by the State Legislature. In 1918, the NJ State Department of Human Services was first established. The County of Monmouth, through its Department of Human Services, Division of Social Services, (formerly named the Monmouth County Board of Social Services, and Monmouth County Welfare Board), has provided services to the most vulnerable citizens of Monmouth County for over 78 years.

The Monmouth County Department of Human Services (MCDHS), a leader for social welfare and an advocate for social justice, offers a wide array of services which are unduplicated in the state of New Jersey (see Attachment 1, MCDHS Brochure). It has received widespread recognition in New Jersey and throughout the nation for its innovation, dedication, and willingness to provide the most updated methodology in serving those who are in need. Examples of these most vulnerable populations include: low-income families and children, seniors, persons with mental illness, disabilities or addictions, and the homeless. The MCDHS with over 600 staff, and a $76 million annual budget, strives to deliver quality human services directly and through collaboration with the private, non-profit community.

Through the Monmouth County Comprehensive Emergency Assistance System (CEAS) (a committee of the MCDHS Human Services Advisory Council), the Monmouth County Consolidated Funding Application for Homeless Assistance (The “Continuum of Care Application”) is prepared annually. The Continuum of Care is required by US HUD to qualify for funding. It represents a coordinated and holistic system, designed for flexibility to effectively and compassionately address the ongoing and diverse needs of the homeless and chronically homeless individuals and families in Monmouth County. The mainstay of this system is the ability to provide adequate accommodations and services for homeless county residents in a safe and secure environment, including both emergency shelter and permanent supported housing. The Adult Shelter at Fort Monmouth, an emergency shelter, is an integral part of this continuum; its availability is deemed of the highest priority.
Monmouth County through an agreement with the US Department of the Army operates the Adult Shelter on the grounds of Fort Monmouth (see Attachment 2, Department of Army Lease). The Adult Shelter has been physically located in the Oceanport section of Fort Monmouth since its inception in 1986. To date it is the only emergency shelter in the county. By this submittal, MCDHS is announcing its desire to continue the operation of this facility and to express the importance that this Adult Shelter provides for the citizens of Monmouth County.

PROGRAM DESCRIPTION

The Monmouth County Department of Human Services proposes to continue to operate an adult homeless shelter for both single men and single women with a capacity, at a minimum, to accommodate 13 men and 10 women on any given day. The shelter shall operate year-round and provide both shelter and social services to those homeless individuals housed therein. The Adult Shelter currently provides temporary housing, with the average stay for any one person expected to be no longer than 45 days. The social services provided include: comprehensive case management, on-site meals, medical evaluations and referrals, employment counseling, and linkages to housing, transportation and financial assistance. The program has been operated under the guidelines and requirements of U.S. Department of the Army as expressed through the Garrison Commander. Security restrictions require a background check conducted on all persons prior to admittance to the facility. This background check is currently completed by Fort Monmouth security personnel. Individuals that are found to be unsuitable are not permitted entry and are placed outside the shelter in alternative arrangements until other accommodations can be made. Should this proposal be approved, it is anticipated that the municipality of residence shall provide emergency response services.

DESCRIPTION OF THE NEED

The homeless population has increased dramatically over the past many years due in part to the high cost of living in Monmouth County and the rapidly diminishing stock of affordable housing. Our boarding and boarding house industry has decreased by 50% in the last decade due to the revitalization of Red Bank, Long Branch, Ocean Grove, Neptune and Asbury Park. This industry has historically been the source of low-cost rooms for vulnerable adults. Our most recent surveys to identify the homeless population conducted in the winter of 2005 and again the late spring of 2006, confirm that the homeless population in Monmouth County is rising. The number documented in 2005 by a US Housing and Urban Development (HUD) mandated point-in-time survey of the homeless population was 1,299 persons and in 2006, the number rose to 1,418 homeless persons (9.2% increase). Through an agreement with the U.S. Department of the Army, Monmouth County has operated the Adult Shelter on the grounds of Fort Monmouth for the past 20 years and has served over 5,800 homeless men and women during that time. The Adult Shelter is critical to our ability to address the problems of homelessness in Monmouth County and the well being of its citizens. As such it is included as a vital resource in the Monmouth County Continuum of Care.
COORDINATION OF SERVICES

The MCDHS contracts with a private, non-profit corporation for operations of the Adult Shelter (see Attachment 3, Agreement between the County of Monmouth and CheckMate, Inc.). The current program is operated by Check-Mate, Inc., a social service agency which provides "24/7" onsite supervision. The program is fully integrated and coordinated with a wide variety of local service providers and other homeless assistance programs, to include: The NJ Department of Community Affairs; the Monmouth County Division of Social Services (administering the General Assistance, Food Stamps and Medicaid programs for single adults) and case management for the Homeless Mentally Ill (PATH Program); the Visiting Nurses Association of Central Jersey (providing on-site medical assessment and care); the Monmouth County Division of Mental Health and Addiction Services; and finally the local hospitals and medical facilities. Check-Mate, Inc. is a member of the County Emergency Assistance System (CEAS) and the Monmouth County Continuum of Care. It is affiliated with all of the other homeless shelter providers as well as other human service agencies that provide support to the homeless population.

DESCRIPTION OF PROPERTY

Currently the Adult Shelter occupies two buildings, #417 and #421, which were constructed around 1940 to serve as temporary barracks for returning soldiers. Building #417 is utilized for housing residents and Building #421 is used for storage, equipment and the refrigeration of the food. The physical requirements of a facility to house the Adult Shelter necessarily must contain space to provide beds for between 20 – 40 residents, separated by gender. The ideal facility will enable each resident a private area with a door containing a window. Additionally, the facility must include bathroom and shower facilities, a large kitchen and communal eating area, adequate laundry area, a reception area and administrative and counseling offices. Also there is a need for storage space for necessities such as extra mattresses, bedding, food and commercial refrigeration, emergency clothing, etc. Program staff must have the ability to secure the site after hours without compromising the health and safety of staff or residents.

MCDHS has identified two buildings, #364 and #259, which when utilized together with surrounding property would adequately provide space and facilities to house the Monmouth County Adult Shelter. We envision building #364 will provide 23 single units for the homeless, laundry and one unit for office space. Building #259 will provide general administrative space; an area for group meetings and recreation; space to prepare, provide, and eat meals; storage, as well as several additional units for clients for emergency shelter or transitional housing. MCDHS is requesting that a sufficient amount of the surrounding property be included to provide outdoor recreation and parking. In addition we also request that the 'personal property contents' of building #364 be included in the public conveyance. The items identified are as follows (items listed exist in each room):

- Head Board
- Box Spring and mattress
- 2 End Tables and Lamp
- Arm Chair
- Dinette Table and 2 Chairs
- Entertainment Center/Bureau
- Refrigerator
- Microwave Oven
- Ceiling Fan
- Curtains
- Track Lighting

Please note that our specific request of Buildings #364 and #259 will afford the opportunity for improved facilities over our current location. However, MCDHS recognizes that this is subject to evaluation, and therefore we will consider any other building(s) deemed suitable by the FMERPA.

FINANCIAL STATUS AND ORGANIZATIONAL STRUCTURE

The Adult Shelter at Fort Monmouth is a facility that, since its inception in 1986, has been provided by the County of Monmouth, through its Department of Human Services, Division of Planning and Contracting (see Attachment 4, MCDHS Table of Organization). The program is supported by Monmouth County through an annual contribution of over $417,980. Additional revenues include fees which are paid by local municipal welfare agencies through the state funded Emergency Assistance Program, as well as an Emergency Shelter Grant allocation of $19,000 from the Monmouth County Community Development Program. The total operating budget anticipated for FY 2007 is $526,740. The MCDHS monitors the Adult Shelter through the following: monthly fiscal and statistical review; annual audit and insurance review; quarterly operations meetings; annual intensive program monitoring evaluation (see Attachment 5, MCDHS Contract Monitoring System Report).

As of July 1999, Monmouth County became one of only a select few counties in the U.S. to earn a triple-A financial rating from all three of the established rating agencies: Moody’s, Fitch Ratings and Standard & Poor’s. Triple-A is the highest rating that any entity can earn and to date, only 17 of 3,013 counties in the U.S. have received this rating. This prestigious and coveted rating was affirmed as recently as May, 2006. It reflects a strong local economy anchored by the services, retail trade and health care industries; a substantial and rapidly growing tax base; income levels that exceed both state and national levels; consistently strong and conservative financial management in county government, evidenced by regular operating surpluses and high current fund balances; and a moderate-to-low debt burden. The County currently maintains in excess of 50 buildings for operations, including a 10-acre site in Tinton Falls known as Linkages, which is the transitional housing program for 29 homeless families.

As previously stated, the County of Monmouth currently subcontracts with CheckMate, Inc., a non-profit agency designated by the NJ Legislature as the Community Action Program (CAP) for Monmouth County. CheckMate has served as the operations agency for the shelter since its inception in 1986. CheckMate, located in Asbury Park and Freehold, serves many of the County’s most needy and vulnerable persons through a wide variety of programs and services.

Due to recent changes in the New Jersey Local Public Contracts Law, the County must conduct a competitive contracting process for the Adult Shelter commencing with the January 1, 2008
contract. This process is highly structured with stringent requirements intended to result in the best qualified human services agency as the successful bidder. Therefore it is possible that the operations manager of the Adult Shelter may change.

OPERATIONAL TIME FRAME

Because of its current active and viable status, the Monmouth County Adult Shelter Program anticipates its ability to continue the program without any interruption should this application be granted, and the site location of the shelter not change from Buildings #417 and #421. However, if the location of the site of the shelter should change to Buildings #259 and #364 or other as per the enclosed request, the only delay would be the time required for moving and meeting NJ Department of Community Affairs codes for shelter licensing. It is hoped that should FMERPA designate a new location to house the shelter, the current location would remain operational until the new location was prepared to begin housing clients, therefore resulting in no interruption of services.

The MCDHS is appreciative of the use of the property at Fort Monmouth for the Adult Shelter for homeless adults. We have worked cooperatively with the Department of the Army over the past 20 years and fully intend to do so with any municipality who would site this program. Furthermore, we thank FMERPA for the opportunity to make a request for public conveyance of buildings and property. We will most willingly provide any other information as deemed needed.
ATTACHMENTS

1. Monmouth County Department of Human Services Brochure
2. U.S. Department of Army Lease
3. CheckMate, Inc. and County of Monmouth Agreement
4. Monmouth County Department of Human Services Table of Organization
5. Monmouth County Department of Human Services Contract Monitoring System
MONMOUTH COUNTY BOARD OF CHOSEN FREEHOLDERS

William C. Barham, Director
Lillian C. Busey, Deputy Director
Robert D. Clifton
Anna C. Little
Barbara McMurrow

MONMOUTH COUNTY DEPARTMENT OF HUMAN SERVICES

Robert D. Clifton, Freeholder Liaison
Lynn F. Miller, Director

The Monmouth County Department of Human Services was established in 1967 by the Monmouth County Board of Chosen Freeholders in keeping with the County’s long-standing tradition of initiating and supporting programs to address the human services needs of its citizens.

There are seven divisions within the Department. The programs and services provided by these divisions are summarized in this brochure.
DIVISION OF AGING, DISABILITIES AND
VETERANS INTERMENT

OFFICE ON AGING
732-431-7450 (Toll Free) FAX: 732-303-7649

Serves the growing population of senior adults (age 60 and over) and their caregivers. Develops programs and partnerships to deliver essential services to the seniors of Monmouth County. As the lead NJ EASE (Easy Access Single Entry) agency for Monmouth County, provides extensive information and assistance to seniors and caregivers. Provides other direct services including information and referral, care management, outreach, a monthly county newsletter and a cable television show. Supplies education to a wide range of informative seminar on senior issues through its speakers bureau. Offers in-home education and chronic disease self-management through its VieBridge Connections program. Grants funding to non-profit agencies for provision of supportive services including but not limited to: information and referrals, benefits screening, extended assessment, case management, legal assistance, home repairs, congregate and home delivered meals, transportation, home care, adult protective services, health screenings and physical fitness.

OFFICE OF DISABILITIES
732-431-7339 FAX: 732-303-7649

Provides information, referrals, advocacy, assistance with voting, accessible housing information, information on medical and household items to assist in daily living, and employment information for persons with disabilities and their families. Provides information on the Americans with Disability Act. Involvement with non-profit organizations providing recreation and other services to persons with disabilities. Interfaces with the Fair Housing Board, the Special Citizens Transportation Board and other local and state organizations to insure representation for persons with disabilities.

OFFICE OF VETERANS INTERMENT
732-308-2988 FAX: 732-303-7649

Services 110 cemeteries in Monmouth County. Distributes over 36,000 flags on Memorial Day to veterans organizations to be placed on veteran graves. Maintains records of all deceased veterans and locates any veteran's grave upon family request. Handles requests for services from veterans and family members. Assists in correcting cemetery plots when needed. Helps place veterans or family member in Menlo Park Veterans Hospital and Vineland Old Soldiers' Home.

DIVISION OF COUNTY ADJUSTER
732-431-6302 FAX: 732-683-9154

Supervises the preparation of applications to federal, state, county, private or special psychiatric hospitals relating to the admission and/or commitment of persons with mental illness or developmental disabilities. Holds hearings to determine both the legal residence of the patient and the ability of the patient or legally responsible relatives to contribute toward care and maintenance. Schedules all judicial hearings held at the hospitals on behalf of the patient and prepares all court orders. Responsible for the process of applications for Clarion Case for all county residents that are admitted to county and state funded psychiatric facilities.

DIVISION OF EMPLOYMENT AND TRAINING
732-747-2282 FAX: 732-747-7202

Administers funds and services made available by the Workforce Investment Act (WIA), Work First New Jersey (WFNJ), and the Workforce Development Program (WDP) initiatives. Services include providing assessment, counseling, and referral to any job seeker. Provides intensive job-readiness services and occupational training opportunities for individuals who are unemployed due to a business closing or workforce reduction, or are of low income. Also available are year-round and summer programs designed to provide vocational and life skills training and entry-level employment opportunities to 14-21 year old youth. Provides staff support for the Monmouth County Workforce Investment Board, whose mission is to involve the private sector in planning and coordinating publicly funded workforce development activities.
DIVISION OF PLANNING AND CONTRACTING
732-431-6585    FAX: 732-845-2054

In collaboration with non-profit agencies, provides an integrated approach to planning and contracting within the Department for the development or enhancement of human services for the residents of the county. Rigorously monitors programs funded and dollars expended.

HUMAN SERVICES ADVISORY COUNCIL (HSAC)
732-431-6585    FAX: 732-845-2054

Provides planning and funding of services through a council of community agency representatives responsible for the development of a Comprehensive Human Services Plan and Homeless Continuum of Care. Through its Resource and Allocation Committee, participates in an interdepartmental Consolidated Funding Application with the county Community Development office. Provides recommendations to NJ Department of Human Services and NJ Department of Children and Families. Develops spending plans for various human service funds.

OFFICE OF TECHNOLOGY SERVICES
732-308-2972    FAX: 732-845-2054

Coordinates the Department's technology needs and data communications activities to ensure efficient and effective installation and use of computer technology. Responsible for overseeing the development and implementation of the Homeless Management Information System (HMIS).

OFFICE OF YOUTH SERVICES PLANNING
732-866-3585    FAX: 732-845-2054

Through the County Youth Services Commission, responsible for planning and funding of services for youth involved or at risk of involvement in the Family Court and the juvenile justice system. Administers the State/Community Partnership Grant, Family Court Services Fund, and the Juvenile Accountability Block Grant. Prepares a biannual comprehensive Monmouth County Youth Services Plan which includes services and sanctions for juveniles adjudicated or charged as delinquent and programs for the prevention of juvenile delinquency. Develops linkages with communities, schools, and key youth serving agencies and organizations and coordinates planning and related activities with other county offices.

DIVISION OF MENTAL HEALTH AND ADDICTION SERVICES

OFFICE OF MENTAL HEALTH
732-431-7200    FAX: 732-308-3700

Provides information and referral regarding mental health services available to county residents. Provides funding for implementation and development of mental health programs and coordinates planning, monitoring and advocacy activities on behalf of persons with mental illness. Convenes the County Interagency Coordinating Council (CIACC) which monitors and plans for children and adolescents with special emotional and behavioral needs. Coordinates mental health responses for disasters and critical incidents and public health emergencies.

OFFICE OF ADDICTION SERVICES
732-431-6451    FAX: 732-866-3995

Conducts county-wide planning for alcoholism and drug abuse services including assessments of alcohol and drug abuse problems at the municipal and county level. Develops an annual County Comprehensive Alcoholism and Drug Abuse Services Plan. Allocates funds for alcoholism and drug abuse treatment services and prevention activities. Provides information and referral services. Coordinates community-based Alliance to Prevent Alcoholism and Drug Abuse.

INTOXICATED DRIVER RESOURCE CENTER (IDRC)
732-308-3713    FAX: 732-866-3995

Provides the mandatory detention program for residents convicted of a drunk/dragged driving or boating offense. During this 12-hour period (6 hours for two days), certified counselors provide education, screening and referrals to alcoholism/drug abuse treatment and/or other services. Required to monitor individuals until offenders meet all requirements to retain driving privileges.
DIVISION OF SOCIAL SERVICES
732-431-6000 FAX: 732-431-6266

Administers federal and state funded financial assistance programs such as Work First New Jersey Program (Temporary Assistance to Needy Families and General Assistance for certain municipalities); Food Stamps; and Medicaid. Offers a wide range of social services to families, children, persons with disabilities or mental illness and homeless families and adults. Works with Probation and Family Court to provide child support services. Offices are located as follows:

Freehold
3000 Koester Road, Freehold, NJ 07728
732-431-6000 FAX: 732-431-6266

Ocean Township
2405 Route 66, Ocean Township, NJ 07712
732-502-5800 FAX: 732-502-5842

Atlantic Highlands
95 First Ave., Atlantic Highlands, NJ 07716
732-872-3200 FAX: 732-872-8543

DIVISION OF TRANSPORTATION
732-431-6485 FAX: 732-845-2028

Provides operation of passenger transportation services for senior citizens, persons with disabilities and other transportation dependent residents through the Special Citizen Area Transportation (SCAT) program and management of contracted passenger transportation services. Coordinates human services and transportation services through joint effort with human service agencies and public transit operations. Services include: transportation to doctors, medical facilities, nutrition, shopping, work, volunteer, education, social and recreational opportunities. Brokers transportation services for Work First NJ individuals who are entering the workforce, Maintains Transportation Information Center including telephone information on public transportation services.

It is the Mission of the County Department of Human Services to enhance the quality of life of people in Monmouth County through the planning, funding and delivery of human services by highly effective employees in partnership with public and private organizations. We are committed to providing services with respect, care and accountability.
DEPARTMENT OF THE ARMY LEASE
BETWEEN
THE U.S. ARMY GARRISON, FORT MONMOUTH
AND
THE MONMOUTH COUNTY BOARD OF CHOSEN FREEHOLDERS

LEASE NO. DACAS1-1-98-032
SUPPLEMENTAL AGREEMENT # 1

THIS LEASE, made on behalf of the United States, between the Secretary of the Army, hereinafter referred to as the Secretary, and or Lessor and the County of Monmouth, Director, Department of Human Services, P. O. Box 3000, Kozloski Road, Freehold, New Jersey 07728, hereinafter referred to as the Lessee located at Fort Monmouth, New Jersey.

WITNESSETH:

That the Secretary, by the authority of Title 10, United States Code, Section 2667 and Section 2546, and for the consideration hereinafter set forth, hereby leases to the Lessee the property identified in Exhibit “A”, attached hereto and made a part hereof, hereinafter referred to as the premises, for use and occupancy of Building 417 comprising of approximately 4,720 square feet of space and Building 421 comprising of approximately 4,720 square feet of space for use as a Homeless Shelter at Fort Monmouth, New Jersey.

THIS LEASE is granted subject to the following conditions:

1. TERM

Said premises are hereby leased for a term of five (5) years, beginning 1 March 2004 and ending 28 February 2009, but revocable at will by the Secretary in the event of an emergency, otherwise by six months notice.

2. NOTICES

All correspondence and notice to be given pursuant to this Lease shall be addressed, if to the Lessee, to the County of Monmouth, Director of Human Services, P. O. Box 3000, Kozloski Road, Freehold, New Jersey 07728, and, if to the United States, to the District Engineer, Department of the Army, New York District Corps of Engineers, ATTN: Real Estate Division (CENAN-RE-M&D), 26 Federal Plaza, New York, New York 10278-0090, or as may from time to time otherwise be directed by the parties. Notice shall be deemed to have been duly given if and when enclosed in a properly sealed envelope, addressed as aforesaid, and deposited postage prepaid in a post office regularly maintained by the United States Postal Service.
3. AUTHORIZED REPRESENTATIVES

Except as otherwise specifically provided, any reference herein to “Secretary”, Lessor, “District Engineer”, or “Said Officer”, shall include their duly authorized representatives. Any reference to “Lessee” shall include any assignees, successors and their duly authorized representatives.

4. SUPERVISION BY THE INSTALLATION COMMANDER

The use and occupation of the premises shall be subject to the general supervision and approval, which will not be unreasonably withheld, of the Installation Commander, U.S. Army Garrison, Fort Monmouth, New Jersey, hereinafter referred to as Said Officer, and to such reasonable rules and regulations as may be prescribed from time to time by Said Officer.

5. APPLICABLE LAWS AND REGULATIONS

The Lessee shall comply with all applicable Federal, State, County and Municipal laws, ordinances and regulations wherein the premises are located.

6. CONDITION OF PREMISES

   a. The Lessee acknowledges that it has inspected the premises, knows its condition, and understands that the same is leased without any representations or warranties whatsoever and without obligation on the part of the United States to make any alterations, repairs, or additions to the buildings or premises leased by the Lessee.

   b. In the event of an emergency maintenance problem (e.g., gas leak, etc.), that threatens the health and safety of the occupants, the Commander, Fort Monmouth may provide service to the Lessee on a reimbursable basis.

7. TRANSFERS AND ASSIGNMENTS

Without prior written approval of the District Engineer, the Lessee shall neither transfer nor assign this Lease, nor sublet the premises or any part thereof, nor grant any interest, privilege or license whatsoever in connection with this Lease. Failure to comply with this condition shall constitute a noncompliance for which the District Engineer may revoke the Lease immediately.

8. COST OF UTILITIES

The Commander will provide utilities for heat, electric and water to the facility at no cost to the Lessee. The Lessee or its agent, may at its own expense have the telephone and cable television installed. This is in addition to the Class C phone line already provided by Fort Monmouth.
9. PROTECTION OF PROPERTY

The Lessee shall keep the premises in good order and in a clean, safe condition by and at the expense of the Lessee. The Lessee shall be responsible for any damage that may be caused to the property of the United States by the activities of the Lessee under this Lease, and shall exercise due diligence in the protection of all property located on the premises against fire or damage from any and all other causes. Any property of the United States damaged or destroyed by the Lessee incident to the exercise of the privileges herein granted shall be promptly repaired or replaced by the Lessee to the condition satisfactory to Said Officer, or at the election of Said Officer, reimbursement made therefore by the Lessee in an amount necessary to restore or replace the property to a condition satisfactory to Said Officer.

10. INSURANCE

a. At the commencement of this Lease, the Lessee will obtain from a reputable insurance company or companies, liability insurance for the premises. The insurance shall provide an amount not less than that which is prudent, reasonable and consistent with sound business practices or a minimum combined single limit of $5,000,000.00, whichever is greater, the amount of the insurance contained in the aforementioned policy or policies shall not be construed to be a limitation of the liability of the Lessee for any number of persons or claims arising from any one incident with respect to bodily injuries or death resulting there from, property damage, or both, suffered or alleged to have been suffered by any person or persons resulting from the operations of the Lessee under the terms of this Lease. The Lessee shall require its insurance company to furnish to the District Engineer a copy of the policy or policies, and a certificate of insurance evidencing the purchase of such insurance. The minimum amount of liability insurance coverage is subject to revision by the District Engineer every three years or upon renewal or modification of the Lease. In the event the Lessee is self-insured a letter certifying such from the County of Monmouth, Department of Human Services will suffice in lieu of the Certificate or Certificates of Insurance.

b. The insurance policy or policies shall be a comprehensive form of contract and shall specifically provide protection appropriate for the types of facilities, services and activities involved. The Lessee shall require that the insurance company give the District Engineer thirty (30) days written notice of any cancellation or material change in such insurance. The District Engineer may require closure of any or all of the premises during any period for which the Lessee does not have the required insurance coverage.

c. As to those structures and improvements on the premises constructed by or owned by the United States, for such periods as the Lessee is in possession of the premises pursuant to the terms and conditions of this Lease, the Lessee shall procure and maintain at the Lessee's cost a standard fire and extended coverage insurance policy or policies on the leased premises to the full insurable value thereof. The Lessee shall procure such insurance from a reputable company or companies. The insurance policy shall provide that in the event of loss hereunder,
the proceeds of the policy or policies, at the election of the United States, shall be payable to the Lessee to be used solely for the repair, restoration or replacement of the property damaged or destroyed, and any balance of the proceeds not required for such repair, restoration or replacement shall be paid to the United States. If the United States does not elect by notice in writing to the insurer within sixty (60) days after the damage or destruction occurs to have the proceeds paid to the Lessee for the purposes hereinabove set forth, then such proceeds shall be paid to the United States, provided however that the insurer, after payment of any proceeds to the Lessee in accordance with the provision of the policy or policies, shall have no obligation or liability with respect to the use or disposition of the proceeds by the Lessee. Nothing herein contained shall be construed as an obligation upon the United States to repair, restore or replace the leased premises or any part thereof. A letter certifying that the County of Monmouth, Department of Human Services is self-insured will be accepted in lieu of Certificate or Certificates of Insurance.

11. RIGHT TO ENTER AND FLOOD

The right is reserved to the United States, its officers, agents, and employees to enter upon the premises at any time and for any purpose necessary or convenient in connection with government purposes, to make inspections, to remove or alter government property, except property of the Lessee, to flood the premises, to manipulate the level of the lake or pool in any manner whatsoever and/or to make any other use of the lands as may be necessary in connection with government business. The Lessee shall have no claim for damages on account thereof against the United States or any officer, agent, or employee thereof.

12. INDEMNITY

The United States shall not be responsible for damages to property or injuries to persons, which may arise from or be incident to the exercise of the privileges herein granted, or for damages to the property of the Lessee, or for damages to the property or injuries to the person of the Lessee's officers, agents, or employees or others who may be on the premises at their invitation or the invitation of any one of them, and the Lessee shall hold the United States harmless from any and all such claims not including damages due to the fault or negligence of the United States or its contractors.

13. RESTORATION

On or before the expiration date of this Lease or its termination by the Lessee, the Lessee shall vacate the premises, remove the property of the Lessee, and restore the premises to a condition reasonably satisfactory to Said Officer. If, however, this Lease is revoked, the Lessee shall vacate the premises, remove said property and restore the premises to the aforesaid condition within such time as the District Engineer may reasonably designate. If the Lessee shall fail or neglect to remove said property and restore the premises, then, at the option of the said officer, the property shall either become the property of the United States without compensation therefore, or the said officer may cause the property to be removed and no claim for damages
against the United States or its officers or agents shall be created by or made on account of such removal and restoration work. The Lessee shall also pay the United States on demand any sum, which may be expended by the United States after the expiration, revocation, or termination of this Lease in restoring the premises.

14. NON-DISCRIMINATION

The Lessee shall not discriminate against any person or persons or exclude them from participation in the Lessee's operations, programs or activities conducted on the leased premises, because of race, color, religion, sex, age, handicap or national origin. The parties acknowledge that the leased premises may not comply with the Americans with Disabilities Act and that the leased premises cannot be brought into compliance without a fundamental alteration in the nature of the service, program or activity or without undue financial or administrative burdens to the County. Notwithstanding the foregoing, the County shall provide alternate handicap-accessible facilities for disabled homeless persons.

15. SUBJECT TO EASEMENTS

This Lease is subject to all existing easements, or those subsequently granted as well as established access routes for roads and utilities located, or to be located, on the premises, provided that the proposed grant of any new easement or route will be coordinated with the Lessee, and easements will not be granted which will, in the opinion of the District Engineer, interfere with the use of the premises by the Lessee.

16. SUBJECT TO MINERAL INTERESTS

This Lease is subject to all outstanding mineral interests. As to federally owned mineral interests, it is understood that they may be included in present or future mineral Leases issued by the Bureau of Land Management (BLM), which has responsibility for mineral development on federal lands. The Secretary will provide lease stipulations to BLM for inclusion in said mineral Leases that are designed to protect the premises from activities that would interfere with the Lessee's operations or would be contrary to local law.

17. TERMINATION

The Lessee may terminate this Lease at any time by giving the District Engineer at least thirty (30) days notice in writing.

18. PROHIBITED USES

a. The Lessee shall not permit gambling on the premises or install or operate, or permit to be installed or operated thereon, any device which is illegal, or use the premises or permit them to be used for any illegal business or purpose. There shall not be conducted on or
permitted upon the premises any activity which would constitute a nuisance. The Lessee shall not sell, store or dispense, or permit the sale, storage, or dispensing of beer or other intoxicating liquor on the premises.

b. The Lessee shall not construct or place any structure, improvement or advertising sign or allow or permit such construction or placement without prior written approval of the District Engineer.

19. NATURAL RESOURCES

The Lessee shall cut no timber, conduct no mining operations, and remove no sand, gravel, or kindred substances from the ground, commit no waste of any kind, nor in any manner substantially change the contour or condition of the premises except as authorized in writing by the District Engineer.

20. DISPUTES CLAUSE

a. Except as provided in the Contract Disputes Act of 1978 (41 U.S.C. 601-613), all disputes arising under or relating to this Lease shall be resolved under this clause and the provisions of the Act.

b. "Claim", as used in this clause, means a written demand or written assertion by the Lessee seeking, as a matter of right, the payment of money in a sum certain, the adjustment of interpretation of Lease terms, or other relief arising under or relating to this Lease. A claim arising under this Lease, unlike a claim relating to this Lease, is a claim that can be resolved under a Lease clause that provides for the relief sought by the Lessee. However, a written demand or written assertion by the Lessee seeking the payment of money exceeding $50,000 is not a claim under the Act until certified as required by subparagraph c. (2) below. The routine request for rental payments that is not in dispute is not a claim under the Act. The request may be converted to a claim under the Act by this clause, if it is disputed either as a liability or amount, or is not acted upon in a reasonable time.

c. (1) A claim by the Lessee shall be made in writing and submitted to the District Engineer for a written decision. A claim by the Government against the Lessee shall be subject to a written decision by the District Engineer.

(2) For Lessee claims exceeding $50,000, the Lessee shall submit with the claim a certification that:

(i) the claim is made in good faith;

(ii) supporting data is accurate and complete to the best of the Lessee's knowledge and belief; and
(iii) the amount requested accurately reflects the Lease adjustment for which the Lessee believes the Government is liable.

(3) If the Lessee is an individual, the certificate shall be executed by that individual. If the Lessee is not an individual, the certificate shall be executed by:

(i) a senior company official in charge of the Lessee’s location involved; or

(ii) an officer or general partner of the Lessee having overall responsibility of the conduct of the Lessee’s affairs.

d. For Lessee claims of $50,000 or less, the District Engineer must, if requested in writing by the Lessee, render a decision within sixty (60) days of the request. For lessee-certified claims over $50,000, the District Engineer must, within sixty (60) days, decide the claim or notify the Lessee of the date by which the decision will be made.

e. The District Engineer’s decision shall be final unless the Lessee appeals or files a suit as provided in the Act.

f. At the time a claim by the Lessee is submitted to the District Engineer or a claim by the Government is presented to the Lessee, the parties, by mutual consent, may agree to use alternative means of dispute resolution. When using alternate dispute resolution procedures, any claim, regardless of amount, shall be accompanied by the certificate described in paragraph c. (2) of this clause, and executed in accordance with paragraph c. (3) of this clause.

g. The Government shall pay interest on the amount found due and unpaid by the Government from (1) the date the District Engineer received the claim (properly certified if required), or (2) the date payment otherwise would be due, if that date is later, until the date of payment. Simple interest on claims shall be paid at the rate, fixed by the Secretary of the Treasury as provided in the Act, which is applicable to the period during which the District Engineer receives the claim and then at the rate applicable for each 6-month period as fixed by the Treasury Secretary during the continuance of the claim.

h. The Lessee shall proceed diligently with the performance of the Lease, pending final resolution of any request for relief, claim, or action arising under the Lease, and comply with any decision of the District Engineer.

21. ENVIRONMENTAL PROTECTION

a. Within the limits of their respective legal powers, the parties to this Lease shall protect the premises against pollution of its air, ground, and water. The Lessee shall comply with any laws, regulations, conditions, or instructions affecting the activity hereby authorized if and when issued by the Environmental Protection Agency, or any Federal, State, Interstate or Local
governmental agency having jurisdiction to abate or prevent pollution. The disposal of any toxic or hazardous materials within the premises is specifically prohibited. Such regulations, conditions, or instructions in effect or prescribed by said Environmental Protection Agency, or any Federal, State, Interstate or Local governmental agency are hereby made a condition of this Lease. The Lessee shall not discharge waste or effluent from the premises in such a manner that the discharge will contaminate streams or other bodies of water or otherwise become a public nuisance.

b. The Lessee will use all reasonable means available to protect the environment and natural resources, and where damage nonetheless occurs from activities of the Lessee, the Lessee shall be liable to restore the damaged resources.

c. The Lessee must obtain approval in writing from Said Officer before any pesticides or herbicides are applied to the premises.

22. ENVIRONMENTAL SCREENING

An Environmental Baseline Study (EBS) documenting the history of the property with regard to the storage, release or disposal of hazardous substances thereon, and a Record of Environmental Consideration (REC) is attached hereto and made a part hereof as Exhibits “B” and “C”. Upon expiration, revocation or relinquishment of this Lease another EBS shall be prepared which will document the environmental condition of the property at that time. A comparison of the two screenings will assist the Said Officer in determining any environmental restoration requirements. The Lessee in accordance with the condition on RESTORATION will complete any such requirements. Upon expiration of the Lease the Lessee must leave the real estate environmentally restored or be held financially responsible for any restoration required as a result of Lessee’s activities.

The Lessee is responsible for compliance with all Federal, State and Local laws, regulations, mitigation and monitoring procedures. Fort Monmouth reserves the right to inspect and sample the property to determine compliance. If Lessee changes the use of the leased property during the term of the Lease, it is required to advise and provide appropriate environmental documentation to the Installation Commander.

23. HISTORIC PRESERVATION

The Lessee shall not remove or disturb, or cause or permit to be removed or disturbed, any historical, archaeological, architectural or other cultural artifacts, relics, remains or objects of antiquity. In the event such items are discovered on the premises, the Lessee shall immediately notify Said Officer and protect the site and the material from further disturbance until Said Officer gives clearance to proceed.
24. SOIL AND WATER CONSERVATION

The Lessee shall maintain, in a manner satisfactory to said officer, all soil and water conservation structures that may be in existence upon said premises at the beginning of or that may be constructed by the Lessee during the term of this Lease, and the Lessee shall take appropriate measures to prevent or control soil erosion within the premises. The Lessee as directed by the Said Officer shall correct any soil erosion occurring outside the premises resulting from the activities of the Lessee.

25. TAXES

Any and all taxes imposed by the state or its political subdivisions upon the property or interest of the Lessee in the premises shall be paid promptly by the Lessee. If and to the extent that the property owned by the Government is later made taxable by State or Local governments under an Act of Congress, the Lease shall be renegotiated.

26. COVENANT AGAINST CONTINGENT FEES

The Lessee warrants that no person or selling agency has been employed or retained to solicit or secure this Lease upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bona fide employees or established commercial or selling agencies maintained by the Lessee for the purpose of securing business. For breach or violation of this warranty, the United States shall have the right to annul this Lease without liability or, at its discretion, to require the Lessee to pay, in addition to the Lease rental or consideration, the full amount of such commission, percentage, brokerage, or contingent fee.

27. OFFICIALS NOT TO BENEFIT

No member of or delegate to congress or resident commissioner shall be admitted to any share or part of this Lease or to any benefits to arise therefrom. However, nothing herein contained shall be construed to extend to any incorporated company if this Lease is for the general benefit of such corporation or company.

28. SEVERAL LESSEES

If more than one Lessee is named in this Lease the obligations of said Lessees herein contained shall be joint and several obligations.

29. MODIFICATIONS

This Lease contains the entire agreement between the parties hereto, and no modification of this agreement, or waiver, or consent hereunder shall be valid unless the same is in writing, signed by the parties to be bound or by a duly authorized representative and this provision shall apply to this condition as well as all other conditions of this Lease.
30. DISCLAIMER

This Lease is effective only insofar as the rights of the United States in the premises are concerned; and the Lessee shall obtain any permit or license which may be required by Federal, State, or Local statute in connection with the use of the premises. It is understood that the granting of this Lease does not preclude the necessity of obtaining a Department of the Army permit for activities, which involve the discharge of dredge or fill material or the placement of fixed structures in the waters of the United States, pursuant to the provisions of Section 10 of the Rivers and Harbors Act of 3 March 1899 (33 USC 403), and Section 404 of the Clean Waters Act (33 USC 1344).

31. The Lessee shall be responsible for the installation of any security system/device at Lessee’s own cost and expense necessary for the protection and safety of the Shelter’s occupants.

32. The Lessor shall not be responsible for the administering of medical care, feeding and laundry/linen services. The Lessee is entirely responsible for all persons being sheltered at Fort Monmouth and at the Lessee’s own cost and expense.

33. The Lessee shall adhere to the conditions and stipulations addressed in the Memorandum of Agreement attached as Exhibit “D”.
THIS LEASE is not subject to title 10, United States Code, Section 2662, as amended.

THIS LEASE is also executed by the Lessee this 22nd day of July 2004.

THE COUNTY OF MONMOUTH

BY: [Signature]

Theodore J. Narozanick
Deputy Director
Monmouth County Board of
Chosen Freeholders

(Print or Type Name)

IN WITNESS WHEREOF, I have hereunto set my hand by authority of the Secretary of the Army, this 3rd day of August 2004.

BY: [Signature]

NORBEN DEAN DRESSER
Chief, Real Estate Division
New York District Corps of Engineers
IN REPLY TO ATTENTION OF:
Real Estate Division
Management & Disposal Branch

Ms. Lynn Miller
Dept. of Human Services
Contract Administration
P. O. Box 3000
Freehold, NJ 07728

SUBJECT: Supplemental Agreement #1 to Lease No. DACA51-1-98-032 and Memorandum of Agreement for Renewal of Homeless Shelter to the County of Monmouth, New Jersey located at Fort Monmouth, New Jersey

Dear Ms. Miller:

Enclosed you will find a signed copy of Supplemental Agreement #1 to Lease No. DACA51-1-98-032 for renewal of the Homeless Shelter with the County of Monmouth and Ft. Monmouth, New Jersey.

If any further information is required, please call Ms. Patricia L. Gannon at 917-790-8452, or Ms. Maxine Colden at 917-790-8456.

[Signature]

C. WILLIAM JOHNSON
Chief, Real Estate Management
and Disposal Branch
MEMORANDUM OF AGREEMENT
BETWEEN
THE U.S. ARMY GARRISON FORT MONMOUTH
AND
THE MONMOUTH COUNTY BOARD OF CHOSEN FREEHOLDERS

SUBJECT: Monmouth County Shelter for the Homeless at Fort Monmouth, New Jersey

1. PURPOSE: This Memorandum of Agreement, made this ______ day of ______, 2004, by and between the Commander, U.S. Army Garrison, Fort Monmouth and the Monmouth County Board of Chosen Freeholders (hereinafter referred to as the Board), who are the only Parties to this Agreement, is a renewal of the Parties’ Memorandum of Agreement (MOA) dated 26 October 1989. The purpose of this Agreement is to renew and update the understandings of the Parties on the homeless shelter at Fort Monmouth, New Jersey, which provides temporary shelter for eligible people with Monmouth County.

2. REFERENCES: By Resolution SD86-5, the Board requested the use of Building No. 417 on Fort Monmouth, New Jersey for a homeless shelter. That request was approved, and on January 10, 1986, a Memorandum of Understanding (MOU) was signed by the Commander, Fort Monmouth and the Administrator for the Board. The provision of excess Government buildings for homeless shelters on federal military installations is directed by the Secretary of Defense under certain conditions under the Authority of Title 10 U.S. Code, Section 2546 (See Department of Defense (DOD) Instruction 4165.65). U. S. Army policy implementing this direction was summarized in Headquarters, Department of the Army (DA) message 16155/Z, Mar 88. The term “Government” as used in this Agreement refers to the Federal Government and its agencies, instrumentalities and officers.

3. PROBLEM: There remains a continuing, critical need for a group homeless shelter in Monmouth County. While Building No. 417 is currently being used for that purpose, the Board has requested the use of Building No. 421 to expand services provided to residents of Building No. 417. The parties are required by DOD direction to execute a Lease agreement for use of Building Nos. 417 and 421 as homeless shelters and to complete other collateral actions. Since the original MOA has expired, a new MOA is necessary to continue the operation of a homeless shelter in Buildings 417 and 421, Fort Monmouth, New Jersey. Since the opening of the homeless shelter in 1986, additional understandings of the parties have been reached. These understandings need to be memorialized in this Agreement.

4. SCOPE: This Agreement applies to the operation of a homeless shelter in Buildings 417 and 421, Fort Monmouth, New Jersey.
5. UNDERSTANDINGS:

   a. Permission to Occupy/Operate and Approval of Agent: Fort Monmouth agrees to allow the Board, through its agent, to operate a shelter for eligible homeless individuals in Buildings No. 417 and 421 on Fort Monmouth. Checkmate, Inc. is the current agent for the Board. The Board reserves the right to change its designated agent upon advance notice to, and subject to the approval of, the Commander, Fort Monmouth, whose consent shall not be unreasonably withheld. The Commander, Fort Monmouth may at any time and for good cause (for example: national security or failure to comply with any provision of this Agreement), requests the Board to change agents. The Board agrees to change agents within 120 days following receipt of a written request from the Commander, Fort Monmouth. The agent is not a party to this Agreement. Residents are also not a party to this Agreement and no rights or entitlements are attached to residents as a result of this Agreement.

   b. Limitation on Shelter Occupancy: The parties agree that the homeless shelter provides temporary residence for eligible homeless people in Monmouth County. Individual homeless people will not be sheltered there for a period longer than 30 days. The Director of Human Services for Monmouth County may approve extensions. The homeless shelter will provide residence for adult individuals only. It will not be used to house couples, families, or children (under the age of 18 years). Couples may be housed as individuals because of the group shelter environment of Buildings 417 and 421. The sleeping accommodations for male and female residents will be segregated. Because of the close nature of the living accommodations, and because of the limited nature of law enforcement and social welfare services available on Fort Monmouth, the homeless shelter will be used to house selected low risk individuals only (see paragraph 5e, for understandings on eligibility criteria and screening procedures). It is understood that higher risk individuals will be housed in other facilities where more appropriate state and local services are available.

   c. Property Accountability: Buildings 417 and 421 contain furniture, fixtures and other personal property which has been made available for use in the operation of the shelter. The Board, acting through its agent, will accept responsibility for such property on a Government hand receipt after a complete (100%) inventory. The Board, acting through its agent, will re-inventory the Government property within 30 days after the effective date of this Agreement and at least once each year thereafter.

   d. Federal Criminal Jurisdiction and Law Enforcement: The military installation at Fort Monmouth is within an area of exclusive Federal Criminal Jurisdiction. All criminal acts discovered at the facility will be promptly reported to the Fort Monmouth, Department of the Army Police. State and Local police officials have no criminal law enforcement and investigative jurisdiction and may only enter Fort Monmouth at the request of the Fort Monmouth DA Police Department. The only exception after approval from Fort Monmouth officials will be to serve criminal and civil documents to the Homeless Shelter residents. The Board, through its Agent, will provide the name, date and place of birth of new residents to the Fort Monmouth DA Police prior to their admittance to the shelter and as far in advance of
admittance to the shelter as is practicable. This requirement allows the Fort Monmouth DA Police adequate time to process their screening inquiry. If necessary, upon request by the Fort Monmouth, Department of the Army Police, the Board will provide additional information so to ensure the safety and well being of the other homeless recipients, and the population of the Installation.

e. Eligibility Criteria: It is the responsibility of the Board, through its agent(s) and local welfare directors, to screen all participants in its shelter program. This screening by the local welfare directors and by the Board’s agent will occur prior to admission to the homeless shelter. The Board will confirm the absence of an outstanding arrest warrant by making an inquiry through appropriate law enforcement means prior to the individual being admitted into the homeless shelter. A selection criterion is necessary because of the physical and social limitations on operating a homeless shelter in Buildings 417 and 421, at Fort Monmouth, New Jersey (see paragraph 5 b). Only homeless individuals, who are recommended by participating local Monmouth County communities, and/or are screened by the Board’s agent and who meet each of the following criteria may be selected for residence:

(1). Persons who are 18 years of age or older;

(2). Persons who have no outstanding arrest warrants against him or her;

(3). Persons who are not intoxicated (Persons who report to the shelter in a state of drug or alcohol induced intoxication will not be accepted);

(4) Persons who have successfully completed a drug or alcohol treatment program and persons who are alcohol and drug free;

(5). Persons who have no recent history of violent or other behaviors which would preclude the individual from successfully living in the group shelter environment of Buildings 417 and 421.

(6). Persons who pose no physical or mental problem(s) which would otherwise preclude occupancy in the homeless shelter (this would not apply to ambulatory physically handicapped persons who are otherwise eligible for admittance); and

(7). Persons who are not barred from reentering Fort Monmouth by the Commanding General as a result of a prior offense(s) or incident(s).

The Board, through the local welfare directors and the adult unit of the Monmouth County Board of Social Services, will attempt to ensure that homeless individuals who do not meet the above criteria, or who are subsequently removed from the homeless shelter, are placed in other housing facilities within Monmouth County. The Director of the Monmouth County Department of Human Services may approve an exception to criteria (4) in an appropriate case provided that appropriate supervision and treatment is provided to the homeless person.
f. **Supervision and Rules of Conduct:** It is the responsibility of the Board, acting through its agent, to supervise the facility on a 24 hour a day basis with two staff per shift. At all times, when the building is occupied by participants in the program, supervisory personnel of the Board or its agent shall be present. No alcohol, illegal controlled dangerous substances, or weapons will be stored or used in or around the homeless shelter. Further, during such times as the residents are at the facility, reasonable restrictions will be placed upon their movements to ensure that they do not wander into sensitive areas on the installation. The Board, through its agent, will notify residents of all rules of conduct with which they must comply.

g. **Removal and Debarment from Fort Monmouth:** It is the responsibility of the Board and its agent to remove from the shelter and Fort Monmouth, in accordance with paragraph 5h, any resident who fails to comply with the following standards:

1. It comes to the attention of the Board, acting through its agents, that grounds for disqualification under the selection standards in paragraph 5.e., exists (to include being under the influence of alcohol or drugs);

2. The resident violates federal law or regulations and is barred by the Commander or his authorized agent from reentering Fort Monmouth; or

3. The resident fails to comply with homeless shelter rules and regulations, including but not limited to the use or storage of alcohol, illegal controlled dangerous substances, or weapons in or around the homeless shelter.

h. **Procedures for Removal:** The Board’s Agent is responsible for removal. The resident will be removed from Fort Monmouth within two (2) hours or as soon as otherwise agreed after the Board’s agent is notified of the grounds to remove the resident. If the Board’s Agent implements no appropriate arrangements for return of the individual to a civilian community and an emergency situation exists, Fort Monmouth will transport the homeless individual to any place as agreed by Fort Monmouth and Monmouth County authorities (or the Board’s Agent). The Director will provide Monmouth County authorities a telephone number(s) where a Monmouth County official may be reached at any time that has the authority to make alternate arrangements for the housing and transporting of individuals in the event the Board’s agent is unable to make such arrangements in a timely manner.

i. **Right of Entry and Inspections:** The Commander or his agents may enter Buildings No. 417 and 421 at any reasonable time for the purpose of inspection and inventory to ensure that all requirements for safety and protection of property are complied with. Inspections for the presence of illegal controlled dangerous substances, alcohol, weapons, and other unsafe conditions may occur at any time and in any manner. The Commander reserves the right to use dogs as an aid to conducting these inspections. The Board or its agent may request Fort Monmouth to conduct inspections. This will not relieve the Board or its agent of the primary responsibility to ensure that the homeless shelter is safe. The Board, through its agent, will inform homeless shelter residents of this inspection authority and a sign will be posted within the facility.
j. Counseling and Program Services: It is the responsibility of the Board, acting through its agent, to provide and/or provide referral to all counseling and program services required for participants. The Board, through its agent, may request Fort Monmouth to provide painting, insect and rodent control, and other services. These requests will be satisfied on an as required basis.

k. Appliances and Dining Facilities: No appliances other than those currently in use or furnished by the Government shall be used unless previous approval has been obtained from the Commander. Except for the cooking appliances currently in use and provided by the Government, Buildings No. 417 and 421 are not equipped with dining or cooking facilities. The Board, through its agent, may provide a low amperage soup warmer and coffee pots and a microwave oven for its residents. However, no other dining or food preparation will be permitted in Buildings 417 and 421 because of fire and safety considerations.

l. Transportation: It is the responsibility of the Board, acting through its agent, the local welfare directors, or Monmouth County resources, to provide all transportation for the participants to and from the facility.

m. Medical Care and Social Services: The Commander assumes no responsibility for providing medical care or social services to participants in the program, unless they are otherwise authorized such care and services. However, emergency medical care necessary to stabilize patients not otherwise entitled to such care can be provided at Patterson Army Health Clinic pending transfer to a facility by the Board, acting through its agent. Patterson Army Health Clinic is obligated by Army policy to seek reimbursement from the recipient of emergency medical services at applicable rates, unless the recipient is otherwise authorized such care and services. Therefore, the Board recognizes that participants in the program should be transported by civilian ambulance services or the Board’s Agent to a civilian medical facility whenever appropriate. In the event a situation arises which warrants emergency medical treatment, 911 should be called immediately. The person making the 911 telephone call should inform the operator the nature of the emergency and the injured person’s exact location (the person making the call must state that the injured person is on Fort Monmouth to minimize confusion with the town of Fort Monmouth). Upon receipt of the telephone call, an ambulance will be dispatched to transport the injured individual to a local emergency room.

n. Improvements to and Restoration of Property: Neither the Board nor its agent shall construct any permanent structure on the premises or alter the structure of Buildings 417 and 421 without the prior written approval of the Commander, Fort Monmouth. After the structure or alteration has been completed, the Commander, Fort Monmouth by an additional written document may accept the structure or modification. On or before the expiration date of this Agreement, the Board and its agents will vacate the premises of Buildings 417 and 421, having first restored it to its original condition, or the original condition as changed by the structure or alteration accepted by the Commander, Fort Monmouth under the procedures contained in this paragraph.
6. EFFECTIVE DATE AND DURATION

This Agreement is effective on the __________ day of __________ 2004. It will remain in effect, concurrent with the Board and the U.S. Army Corps of Engineers executed Lease Agreement on the homeless shelter, until the expiration of five (5) years from the above date. Both parties to this Agreement will expeditiously process all requirements necessary for development of the Lease agreement.

7. MODIFICATIONS

This Memorandum of Agreement will not be modified without the express written agreement of both Parties.

8. TERMINATION

This Agreement may be terminated by either Party at any time and for good reason, (for example: failure to comply with any provision of this Agreement, change of circumstances, change of policy, or loss of funding) by giving thirty (30) days notice to the other party. This Agreement may be terminated for reasons of national security by giving that notice to the other party, which is reasonable under the circumstances. In such a case, the thirty (30) days notice requirement will not apply.
IN WITNESS WHEREOF, the Parties herein have executed this Agreement as of the date noted above.

THE COUNTY OF MONMOUTH.

Theodore J. Narozanick
Deputy Director
Monmouth County Board of Chosen Freeholders

(Print Name)

RICKI L. SULLIVAN
COL, FA
Garrison Commander
Ft. Monmouth, New Jersey

(Date) 1/22/04

(Date) 06/26/04
RESOLUTION AUTHORIZING AN AGREEMENT BETWEEN THE
COUNTRY OF MONMOUTH AND CHECKMATE, INC. TO
PROVIDE SHELTER SERVICES TO RESIDENTS
OF MONMOUTH COUNTY

Freeholder offered the following resolution and
moved its adoption:

WHEREAS, the Monmouth County Board of Chosen Freeholders has heretofore
adopted a Resolution designated No. 76-491 establishing standards and procedures with regard
to agreements with voluntary agencies that provide social and health services to residents of
Monmouth County; and

WHEREAS, the Monmouth County Board of Chosen Freeholders recognizes the need to
provide shelter services to homeless families and individuals; and

WHEREAS, the County of Monmouth will appropriate funds in the amount of
$417,980.00 for the period January 1, 2007 through December 31, 2007 in the county budget for
the provision of shelter services by Checkmate, Inc. at the County Adult Shelter, Fort
Monmouth; and

WHEREAS, the Monmouth County Department of Human Services, Monmouth County.
Division of Social Services, has prepared an agreement pursuant to the standards as set forth in
Resolution No. 76-491; and

WHEREAS, the Monmouth County Board of Chosen Freeholders is desirous of entering
into an agreement with the aforementioned local non-profit organization to provide shelter
services to Monmouth County homeless adults.

NOW, THEREFORE, BE IT RESOLVED by the Monmouth County Board of Chosen
Freeholders that the aforementioned agreement with Checkmate, Inc. in the amount of
$417,980.00 to provide shelter services for CY 2007 be and the same is hereby approved and
authorized.

BE IT FURTHER RESOLVED that the Director of the Monmouth County Board of
Chosen Freeholders be and he is hereby authorized to execute the aforementioned agreement on
behalf of the County of Monmouth.

* Expected Execution by Freeholder Board - Feb. 23, 2007
BE IT FURTHER RESOLVED that the Clerk of the Monmouth County Board of Chosen Freeholders forward a certified true copy of this resolution with original attachments to the Director of Checkmate, Inc. and to the Director, Division of Planning and Contracting, Monmouth County Department of Human Services; and a certified true copy of this resolution be forwarded to the Director of the Monmouth County Division of Social Services and to the Director of the Monmouth County Department of Human Services.

Seconded by Freeholder

and adopted on roll call by the following vote:

YES NO ABSTAIN ABSENT

Mrs. McMorrow
Mrs. Little
Mr. Clifton
Mrs. Berry
Mr. Barham
THIS GRANT AGREEMENT made this day of , 2007 by and between the County of Monmouth, a body corporate and politic of the State of New Jersey having a mailing address of P. O. Box 1255, Freehold, NJ 07728 ("the County"), and Check-Mate Inc., a corporation of the State of New Jersey, having its principal offices at 550 Cookman Avenue, Asbury Park, N.J. 07712 ("the Agency").

WHEREAS, the County desires to obtain shelter services for the purposes hereinafter stated; and

WHEREAS, the Agency is an organization providing services in Monmouth County including shelter services; and

WHEREAS, the County desires to effectuate the purpose of this grant agreement by having the Monmouth County Division of Social Services ("the Division"), a division of the Monmouth County Department of Human Services implement this grant agreement:

1. The term of this grant agreement shall be from January 1, 2007 through December 31, 2007; and

2. The County agrees to pay the Agency a sum not to exceed $417,980.00 as specified in Appendix A, payable upon the timely submission of properly documented and executed vouchers. The Agency shall submit vouchers only after services have been rendered unless otherwise stated in Appendix A.

3. The Agency agrees to perform the services stated in Appendix A.

4. In the event federal, state or local funding is discontinued or materially reduced, the County reserves the right to modify or terminate this grant agreement upon written notice to the Agency. This grant agreement is subject to the availability and appropriation of sufficient funds in the year in which it takes effect. If revenue from other funding sources exceeds the amount contained in the Final Approved Budget, the funding allocated by the County may be correspondingly reduced.

5. The Agency is required to adhere to the terms of the approved budget as specified in Appendix B. Funds earmarked for a specific purpose or service must be used as stated in the budget and may not be used for any other purpose without the prior written approval of the County or its authorized agent(s). The County reserves the right to demand from the Agency a refund of any funds used in an unauthorized manner.

6. The Agency shall submit to the Division, a Certificate of Liability Insurance evidencing a minimum of $1 million insurance coverage and an original endorsement to the policy of insurance showing "The County of Monmouth, its departments, agencies, boards, subdivisions, and all officers, agents and employees thereof" as additional insureds. Any such insurance coverage shall be obtained from a New Jersey licensed insurer (approved by the County) and be of such type and with such limits of coverage as shall be satisfactory to the
County, and shall include, but not necessarily be limited to broad form comprehensive general liability. If the Agency’s insurance is written on a “claims made” basis, the Agency will continue to carry the same insurance with the same insurer for a period of not less than 36 months following the expiration or termination of this grant agreement or the date upon which the Agency last performs services hereunder, whichever is later. The Agency hereby agrees to defend, hold and save the County of Monmouth and its departments, agencies, boards, subdivisions and all officers, agents and employees thereof, harmless from and against any and all suits, liabilities, claims and demands of any nature or kind, including attorney’s fees, costs and expenses for or on account thereof, for injury to persons or damage to property resulting in whole or in part from the intentional or negligent act or omission of any employee, agent or representative of the Agency. The Agency shall maintain workers compensation insurance for its employees.

7. a) The Agency shall have an annual audit performed by an independent certified public accountant in accordance with generally accepted accounting and auditing standards and practices established by the American Institute of Certified Public Accountants and in accordance with all applicable requirements of federal and state law including single audit procedures. A certified copy of said audit shall be submitted to the Division implementing this grant agreement within six (6) months following the close of the Agency’s current fiscal year. Extensions must be approved in writing by the Division. In addition to the submission of an annual audit, the Agency must also provide copies of the Auditor’s management letter(s) and any and all other documents issued in conjunction with said Audit.

b) Without limiting the generality of the foregoing, the Agency will comply with the following insofar as they are applicable to this grant agreement:

(2) Circular A-133, Audits of States, Local Governments and Non-Profit Organizations (pursuant to the Single Audit Act Amendments of 1996, P.L. 104-156, under the authority of sections 503, 1111 and 7501 et seq. of Title 31 United States Code, and Executive Orders 8248 and 1154).
(5) New Jersey Department of the Treasury:
   (b) State Grant Compliance Supplement.
(c) Failure to comply with any applicable laws, rules and regulations shall be sufficient grounds for the termination of this grant agreement.

(d) The Agency’s specific requirements under Section 7. b) are as stated in Appendix C.

(e) The undersigned shall require that the language of this certification (paragraphs 7. b) (5) (a)-(d) above) be included in the award documents for all sub-awards at all tiers (including subcontracts, subgrants and contracts under grants, loans and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

8. a) The Agency agrees that, in the performance of this grant agreement, it will comply with all applicable federal, state and local laws, rules and regulations, as amended, including, but not limited to: state and local laws relating to licensure; federal and state laws relating to the safeguarding of client information, including, but not limited to, the Health Insurance Portability and Accountability Act (Appendix D); the Federal Civil Rights Act of 1964; P.L. 1975, Chapter 127 of the State of New Jersey (N.J.S.A. 10:5-31, et seq.), N.J.S.A. 10:2-1, et seq. and related rules and executive orders pertaining to Affirmative Action and non-discrimination in public grant agreements (Appendix E); the Federal Equal Opportunity Act; Section 504 of the Federal Rehabilitation Act of 1973; the Americans with Disabilities Act of 1990 (Appendix F); the New Jersey Prevailing Wage Act (P.L. 1963, Chapter 150) and other applicable provisions of the state labor laws; the State of New Jersey Policy on Sexual Harassment; and any regulations promulgated pursuant to any of the above. In addition, and without limiting the generality of the foregoing, the Agency agrees that under the provisions of the Civil Rights Act of 1964, the Age Discrimination Act of 1975, Section 594 of the Rehabilitation Act 1973 and the Americans with Disabilities Act of 1990, no person seeking or receiving public assistance and welfare services shall be subjected to discrimination because of race, color, national origin, age or disability. This protection against discrimination means that the Agency shall not on the grounds of race, color, national origin, age or disability:

1) deny any individual seeking or receiving public assistance and welfare services any care or services normally provided by the Agency in the course of conducting its business or profession;
(2) provide such care or services to such individuals in a different manner than they are normally provided to others;

(3) subject such individuals to segregation or separate treatment in any manner related to the receipt of such care or services;

(4) restrict such individuals in any way in the enjoyment of any advantage or privilege enjoyed by others receiving such care or services; or

(5) treat such individuals differently from others in determining whether and to what extent services should be received.

b) In addition, the Agency agrees that it will not discriminate on the basis of sex, religion, marital, parental or birth status. The Agency agrees that its performance under this grant agreement shall strictly comply with the requirements of this paragraph 8. and that the Agency represents and warrants that in the event its agents, servants, employees or sub-grantees violate or are alleged to have violated any of the statutes or regulations referenced herein, the Agency shall indemnify, defend, and hold the County of Monmouth harmless from and against any and all suits, claims, lawsuits, demands or damages of whatever kind or nature arising out of or claimed to arise out of any such alleged violation.

9. Pursuant to N.J.S.A. 52:34-15, the Agency represents and warrants that no person or selling agent has been employed, retained or otherwise engaged to solicit or secure this grant agreement upon an agreement or understanding for the payment of a commission, percentage, brokerage or contingent fee, except bona fide employees of the Agency for the purpose of securing business. Any breach of this warranty shall be sufficient grounds for the annulment of this grant agreement by the County without liability, or in the County’s discretion, to deduct from the grant agreement price, consideration, award or grant, the full amount of such commission, percentage, brokerage or contingent fee.

10. Pursuant to N.J.S.A. 19:44-20.7, the Agency agrees that neither the Agency nor anyone holding a greater than 10% interest in the Agency has made or will make, for the one year prior to the date of this grant agreement (excluding contributions made before January 1, 2006) and continuing throughout the term of this grant agreement, a political contribution in violation of N.J.S.A.19:44A-1, et seq., (a) to any county committee of a political party in Monmouth County if a member of that political party served in an elective public office of Monmouth County when this grant agreement was awarded or (b) to any candidate committee of any person who was serving in an elective public office in Monmouth County when this grant agreement was awarded. The Agency acknowledges a continuing duty to report to the Election Law Enforcement Commission any contributions that are made in violation of N.J.S.A. 19:44A-20.4 before the end of this grant agreement (Appendix G).
11. The Agency represents, warrants and certifies that, to the best of its knowledge, information and belief:
   
a) No federally appropriated funds have been paid by, or on behalf of, the Agency to any persons for influencing or attempting to influence any officer or employee of an agency, a member of Congress, an officer or employee of Congress or an employee of a member of Congress in connection with the awarding of any federal contract, the making of any federal grant or federal loan, the entering into of any cooperative agreement, or the extension, continuation, renewal, amendment or modification of any federal contract, grant, loan or cooperative agreement.

b) If any funds other than federally appropriated funds have been paid, or will be paid, to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress in connection with this contract, grant, loan or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

c) The undersigned shall require that the language of this certification (paragraphs 11. a) - d), inclusive of this grant agreement) be included in the award documents for all subgrant agreements at all tiers (including subcontracts, subgrants and contracts under grants, loans and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

d) This certification as to lobbying is a material representation of fact upon which reliance is placed at the time when this transaction and grant agreement are made and entered into. Submission of this certification as to lobbying is a prerequisite for making or entering into this transaction as provided in 31 U.S.C. Sec 1352. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000.00 and not more than $100,000.00 for each such failure.

12. In the event the Agency neglects or fails to comply with the terms and conditions of this grant agreement, it shall be given written notice by the County of its non-compliance, whereupon the Agency shall have 30 days to come into compliance, in the absence of which, the County shall have the right to immediately terminate this grant agreement. In case of default by the Agency, the County may procure the goods or services from alternate sources and hold the Agency responsible for any excess costs incurred.

13. The Agency, upon request of the County, will make available for audit and inspection during normal business hours, its financial, statistical and client/program records relating to grant agreement services and program expenditure.

14. The Agency shall file with the Division implementing the grant agreement, reports detailing income and expenditures for programs funded in whole or in part by the County.
15. The Agency warrants that it has filed all required federal and state tax reports and has made timely payments of income, FICA, FUTA, unemployment and disability taxes as required by law.

16. The Agency must meet all licensing and insurance requirements of the State of New Jersey and the local jurisdiction within which it operates.

17. The Agency shall safeguard and treat as confidential, information concerning persons referred to or identified in this grant agreement and shall not disclose this information except as authorized by law.

18. Neither this grant agreement nor any rights or obligations arising under this grant agreement may be assigned by the Agency without the written consent of the County.

19. Neither any failure nor delay on the part of the County or the Agency in exercising any right, power or privilege under this grant agreement shall operate as a waiver thereof, nor shall a single or partial exercise thereof preclude any other or further exercise of that or any other right, power or privilege.

20. In cases of administrative or financial non-compliance, the County reserves the right to suspend payments.

21. The Agency will impose no fees or charges upon recipients of grant agreement services unless otherwise approved in writing by the Division.

22. Except where otherwise required by law, at the option of the County, the County may require the Agency to provide a surety bond guaranteeing the Agency's performance and/or a fidelity bond safeguarding its use and disposition of funds.

23. The Agency and the County represent and warrant that they have the right, power and authority to enter into this grant agreement and to bind themselves to the terms hereof.

24. All appendices attached hereto are made part of this grant agreement by reference.

25. The Agency represents and warrants that all representations, certifications, affidavits and assurance given in connection with its proposal, bid or otherwise in connection with this grant agreement are true as of the date this grant agreement is signed and will remain true for the duration of this grant agreement. IT IS SPECIFICALLY ACKNOWLEDGED THAT THE REPRESENTATIONS MADE IN PARAGRAPH 11. ABOVE ARE TRUE TO THE BEST OF THE AGENCY'S AND THE INDIVIDUAL SIGNATORY'S KNOWLEDGE, INFORMATION AND BELIEF AND THAT IF ANY OF THE REPRESENTATIONS MADE ARE WILLFULLY FALSE, THE AGENCY AND/OR THE INDIVIDUAL SIGNING FOR THE AGENCY ARE SUBJECT TO PUNISHMENT, IN ADDITION TO ANY OTHER REMEDIES WHICH THE COUNTY HAS UNDER THIS GRANT AGREEMENT.
WHEREFORE, the parties hereto have caused this grant agreement to be signed by their duly authorized representatives.

FOR:

Federal I.D. 222-221-015

BY: Georgia Berry, Executive Director

ATTEST: COUNTY OF MONMOUTH

BY: William C. Barham, Director

ATTEST: Clerk of the Board
APPENDIX A

PROGRAM SERVICES AND FISCAL RESPONSIBILITY

1. Monies allocated under this Agreement will be for the provision of the following services that are more fully described in the Budget and Funding Request Application submitted by the Agency on August 4, 2006, which is incorporated herein by reference. Check-Mate Inc. provides emergency shelter services to homeless adults.

2. The Agency will use the monies as outlined in the Final Approved Budget of the Budget and Funding Request Application attached hereto as Appendix B. Up to $417,980.00 is allocated to support shelter operations. In addition to residential services, social services are provided as needed to all residents of the shelter consisting of mental health counseling, advocacy, employment assistance, transportation, life management skill training, health services and drug and alcohol counseling.

3. The County agrees to make payment on a reimbursement basis to the Agency under this Agreement upon the submission of properly executed: (1) county voucher, (2) financial report and (3) program report. The Agency agrees to submit these reports on a monthly basis no later than thirty days immediately following the end of the period reported upon. Payroll documentation shall be submitted if funding is used for salaries. Payment may be withheld if reports are not current or in other cases of administrative or financial non-compliance. The County will reimburse in accordance with the County Department of Finance or Department of Purchasing schedule for vouchers, whichever appropriate.

4. The Agency agrees to comply with programmatic and fiscal terms and conditions described in this Agreement. Failure to carry out the program as described in the approved application may result in suspension, termination and/or ineligibility for future funds. Further, the Agency agrees that the application which was completed and submitted by the Agency, represents a reasonable summary of the specific purposes to which the various funds requested by the Agency will be used, subject to adjustments that may be required by the Final Approved Budget.

5. The Agency agrees that all budget revisions and modifications must be approved in writing by the Division prior to seeking reimbursement. When reimbursement is based on actual expenditures, no reallocation of funds may be made after the third quarter of the current year in which this grant agreement is in effect.

6. The Agency agrees that the County may, at its discretion, discuss or disclose any information, except that which is protected by federal and/or state laws, which it feels is relevant and pertinent to other funding sources or potential users of program evaluation data.

7. This Agreement and any agreement appended to or incorporated in this Agreement by reference, is terminable by the County upon 30 days written notice to the Agency.
## C. Program Budget

**Agency:** Check-Mate Inc  
**Address:** PO Box 1288  
Asbury Park NJ 07712  
**Phone #:** 732-774-3100  
**Fax #:** 732-774-3220  
**Federal ID #:** 22-2221015  
**Chief Exec. Officer:** Georgia Berry  
**Date:** 7/29/2006

**Budget Period:** 1/1/2007 to 12/31/2007  
**Contract Term:** 1 year  
**Agency Fiscal Year End:** 9/30  
**Prepared By:** Kevin Bates  
**Program:** FT Monmouth Adult Shelter

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<tr>
<th>A. Personnel</th>
<th>2006 Program Budget</th>
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### Attachment Itemized Personnel Cost

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<td>86,994</td>
<td>11,418</td>
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<td>98,412</td>
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### Other Costs

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<th>County 1-Jan-2007 T0</th>
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<th>ESG 1-Jan-2007 To 31-Dec-2007</th>
<th>Total</th>
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<td>876</td>
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<td>6,500</td>
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<td>Repairs &amp; Maintenance</td>
<td>0</td>
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<td>600</td>
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<td>10,000</td>
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<tr>
<td>MCDSS EA Night Placement</td>
<td>1,500</td>
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<td>3,000</td>
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<tr>
<td>OTHER</td>
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<tr>
<td><strong>Grand Total</strong></td>
<td>399,286</td>
<td>417,980</td>
<td>89,760</td>
<td>19,000</td>
<td>526,740</td>
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</table>

(2) based On projection of at least an average of 8.5 Welfare Client Referrals @ an average stay of 22 days per month X 12 months @ $40.00 per Day

County Portion: 79%
Other Funds: 21%
### PERSONNEL

1. **Salaries & Wages**
   
   (List Name & Title of Position)
   
   (Indicate FTE/PTE)

<table>
<thead>
<tr>
<th>Budget Category</th>
<th>% of Time in 2006 Program Budget</th>
<th>-1- 2006 Program Budget</th>
<th>-2- 2007 Program Budget</th>
<th>-3- Grant Request</th>
<th>Approved Grant (DHS USE ONLY)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<td>-3-</td>
<td>(DHS USE ONLY)</td>
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<td></td>
</tr>
<tr>
<td></td>
<td>% of Time in 2006 Program Budget</td>
<td>2007 Program Budget</td>
<td>Grant Request</td>
<td>Approved Grant</td>
<td></td>
</tr>
</tbody>
</table>

**A. PERSONNEL**

1. Salaries & Wages - Continued -
   (List Name & Title of Position)
   (Indicate FTE/PTE)


Attachment | $295,004 | $312,418 | $276,171
---|---|---|---
Total Salaries and Wages | $295,004 | $312,418 | $276,171
2. Fringe Benefits at % | $91,451 | $98,412 | $86,994
---|---|---|---
TOTAL PERSONNEL | $386,455 | $410,830 | $363,165

* Provide schedule as Attachment 14
<table>
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<th>Budget Category</th>
<th>-1- 2006 Program Budget</th>
<th>-2- 2007 Program Budget</th>
<th>-3- Grant Request</th>
<th>Approved Grant</th>
</tr>
</thead>
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<tr>
<td>B. CONSULTANTS &amp; PROFESSIONAL FEES</td>
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<td></td>
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<tr>
<td>1. Accountant</td>
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<td>$ 10,539</td>
<td>$ 9,039</td>
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<tr>
<td>2. Legal</td>
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<tr>
<td>3. Medical</td>
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<tr>
<td>4. Other (List)</td>
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<tr>
<td>TOTAL CONSULTANTS &amp; PROF. FEES</td>
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<td>$ 10,539</td>
<td>$ 9,039</td>
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<td>C. MATERIALS &amp; SUPPLIES</td>
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<td></td>
</tr>
<tr>
<td>1. Office</td>
<td>$ 2,113</td>
<td>$ 2,113</td>
<td>$ 1,113</td>
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</tr>
<tr>
<td>2. Recreation &amp; Crafts</td>
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</tr>
<tr>
<td>3. Food</td>
<td>$ 20,964</td>
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<td>Medical</td>
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<tr>
<td>-------------------</td>
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</tr>
<tr>
<td>1. Rental</td>
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<td>2. Utilities</td>
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<td>3. Maintenance</td>
<td>$1,050</td>
<td>$1,050</td>
<td>$ -</td>
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<tr>
<td>4. Repairs</td>
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<tr>
<td>5. Insurance</td>
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<tr>
<td>6. Equipment Leases</td>
<td>$3,416</td>
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<tr>
<td>7. Other</td>
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<td><strong>D. TOTAL FACILITY COSTS</strong></td>
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**SPECIFIC**

**E. ASSISTANCE TO CLIENTS**

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<tr>
<th>1. Shelter Termination Placement</th>
<th>$9,522</th>
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<tbody>
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<td><strong>E. TOTAL ASSISTANCE TO CLIENTS</strong></td>
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<td>Grant Request</td>
</tr>
<tr>
<td>-----------------</td>
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</tr>
<tr>
<td>1. Printing</td>
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<td>5. Training &amp; Conferences</td>
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<td>6. Organization Dues</td>
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<td>9. Vehicle Insurance &amp; General Insurance</td>
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</table>
### H. INCOME AND REVENUE

List and identify all sources of funds **EXCLUDING THIS GRANT REQUEST.** Cite specific department, division or foundation which allocates funds. If more than one grant is obtained from a source, please list specific grantor and amount on a separate sheet and identify.

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</table>

### H. TOTAL INCOME AND REVENUE

$103,480 $108,760

### I. NET OPERATING BUDGET (G - H)

$398,286 $417,980
APPENDIX C

SINGLE AUDIT COMPLIANCE REQUIREMENTS

1. Funding under this grant agreement is provided by the following sources:

Federal

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<thead>
<tr>
<th>Source</th>
<th>$</th>
</tr>
</thead>
<tbody>
<tr>
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<td>$</td>
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</table>

State

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<td>$</td>
</tr>
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<td>$</td>
<td>$</td>
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County

<table>
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<th>Source</th>
<th>$</th>
</tr>
</thead>
<tbody>
<tr>
<td>DHS</td>
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<td>417,980.00</td>
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<td>$</td>
</tr>
<tr>
<td>$</td>
<td>$</td>
<td>417,980.00</td>
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Other

<table>
<thead>
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<th>Source</th>
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<tbody>
<tr>
<td>Local</td>
<td>Welfare</td>
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<td>$</td>
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Match Funding

<table>
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<td></td>
<td></td>
</tr>
<tr>
<td>$</td>
<td></td>
</tr>
</tbody>
</table>

TOTAL GRANT AGREEMENT: $417,980.00
TOTAL BUDGET: $526,740.00
2. Type of audit required:
   a) Single Audit ($500,000. or more)  
      X
   b) Single Audit or Program Specific Audit ($100,000. to $499,999.)
   c) Single Audit or Program Specific Audit or Financial Statement Audit ($0. to $99,999.)

3. Applicable Single Audit Provisions which apply to all grant agreements are listed below:
   a) Single Audit Act of 1984, (P.L. 98.502) and any amendments thereto.
   b) Circular A-133, Audits of States, Local Governments and Non-Profit Organizations (pursuant to the Single Audit Act Amendments of 1996, P.L. 104-156, under the authority of sections 503, 1111 and 7501 et.seq. of Title 31 United States Code, and Executive Orders 8248 and 1154).
   e) New Jersey Department of the Treasury:
      (2) State Grant Compliance Supplement.

4. The provisions of paragraph 7. of the grant agreement apply to all agencies.

5. This appendix must be executed by the Chief Executive Officer and Chief Fiscal Officer.

THE AGENCY AGREES TO COMPLY WITH THE TERMS AND REQUIREMENTS SET FORTH IN APPENDIX C.

Georgia Berry
Chief Executive Officer

Signature .................................................. Date

Kevin Bates
Chief Fiscal Officer

Signature .................................................. Date
APPENDIX D

BUSINESS ASSOCIATE AGREEMENT
BETWEEN THE
COUNTY OF MONMOUTH
AND
CHECK-MATE INCORPORATED

This Business Associate Agreement sets forth the responsibilities of the Business Associate and the County of Monmouth, as a Covered Entity, in relationship to Protected Health Information (PHI), as those terms are defined and regulated by the Health Insurance Portability and Accountability Act of 1996 (HIPAA), and the regulations adopted thereunder by the Secretary of the United States Department of Health and Human Services, with the intent that the Covered Entity shall at all times be in compliance with HIPAA and the underlying regulations. This Business Associate Agreement is a supplement to the Underlying Contract(s) between Business Associate and Covered Entity and sets forth additional terms that may modify the Underlying Contract(s).

A. Definitions:

1. The terms specified below shall be defined as follows:

   a. **Agreement:** "Agreement" shall mean this Business Associate Agreement.

   b. **Designated Record Set:** "Designated Record Set" shall mean a group of records maintained by or for the Covered Entity that is the medical records and billing records of individuals maintained by or for the Covered Entity; and the enrollment, payment, claims, adjudication, and case or medical management record systems maintained by or for the Covered Entity, or used, in whole or in part, by or for the Covered Entity to make decisions about individuals.

   c. **Individual:** "Individual" shall mean the person who is the subject of the Protected Health Information and includes a person who qualifies as a personal representative in accordance with 45 CFR 164.502(g).

   d. **Notice of Privacy Practices:** "Notice of Privacy Practices" shall mean the Notice of Privacy Practices required by 45 CFR 164.520, provided by Covered Entity to Individuals.

   e. **Privacy Rule:** "Privacy Rule" shall mean the Standards for Privacy of Individually Identifiable Health Information at 45 CFR Parts 160 and 164, Subparts A and E.

   f. **Protected Health Information (PHI):** "PHI" shall mean individually identifiable health information that is transmitted by electronic media or transmitted or maintained in any other form or medium.
g. **Record.** "Record" shall mean any item, collection, or grouping of information that includes Protected Health Information and is maintained, collected, used, or disseminate by or for a Covered Entity.

h. **Required by Law.** "Required by Law" shall have the same meaning as in 45 CFR 164.501.

i. **Secretary.** "Secretary" shall mean the Secretary of the United States Department of Health & Human Services or his designee.

j. **Underlying Contract(s).** "Underlying Contract(s)" shall mean any agreements between Covered Entity and Business Associate which are covered by HIPAA.

2. All other terms used herein shall have the meaning specified in the Privacy Rule or in the absence of it no meaning is specified, shall have their plain meaning.

B. **Obligations and Activities of Business Associate**

1. **Permitted Uses.** Business Associate may use PHI to perform functions, activities, or services for or on behalf of Covered Entity as specified in the Underlying Contract(s) and this Agreement, provided that such use would not violate this Agreement, the Privacy Rule, or Notice of Privacy Practices if done by Covered Entity. In the event that the Underlying Contract(s) and this Agreement conflict, this Agreement shall control.

2. **Specified Permitted Disclosures.** Business Associate may further disclose PHI to perform functions, activities, or services for or on behalf of Covered Entity as specified in the Underlying Contract(s), or for the proper management and administration of Business Associate, provided that such disclosure is Required by Law, or would not violate this Agreement, the Privacy Rule, or Notice of Privacy Practices if done by Covered Entity, and Business Associate obtains reasonable assurances in writing from the person to whom the information is disclosed that it will remain confidential and used or further disclosed only as Required by Law or for the purpose for which it was disclosed to the person, and the person notifies Business Associate of any instances of which it is aware in which PHI has been disclosed. In the event that the Underlying Contract(s) and this Agreement conflict, this Agreement shall control.

3. **Nondisclosure.** Business Associate agrees to not use or disclose PHI other than as permitted or required by the Agreement, the Underlying Contract(s), or as Required by Law. In the event that the Underlying Contract(s) and this Agreement conflict, this Agreement shall control.

4. **Safeguards.** Business Associate agrees to implement and use appropriate safeguards to prevent use or disclosure of PHI other than as provided for by this Agreement. Business Associate shall maintain a comprehensive written information privacy and security program that includes administrative, technical and physical safeguards appropriate to the size and complexity of the Business Associate’s operations and the nature and scope of its activities.
5. **Duty to Mitigate.** Business Associate agrees to take prompt corrective action to mitigate any harmful effect that is known to Business Associate of a use or disclosure of PHI by Business Associate in violation of the requirements of this Agreement.

6. **Duty to Notify of Improper Use or Disclosure.** Business Associate agrees to notify Covered Entity of any use or disclosure of PHI not provided for by this Agreement, or the Privacy Rule, or of any suspected or actual breach of security or intrusion whenever it becomes aware within twenty-four hours of Business Associate becoming aware of such use, disclosure or suspected or actual breach of security or intrusion. Business Associate further agrees to take prompt corrective action to cure or mitigate any harmful effects of any such use, disclosure, or actual or suspected breach of security of intrusion.

7. **Business Associate’s Agents.** Business Associate agrees to ensure that any officer, employee, subcontractor or agent to whom it provides PHI received from or maintained, created or received by Business Associate on behalf of Covered Entity agrees to the same restrictions and conditions that apply through this Agreement to Business Associate with respect to such PHI.

8. **Access.** Business Associate agrees to provide access to PHI in a Designated Record Set to Covered Entity or to an Individual as directed by Covered Entity in order to meet the requirements of 45CFR 164.524, within 30 days of the date of any such request, unless the request is denied by Covered Entity pursuant to 45 CFR 164.524(a)(1), (a)(2) or (a)(3).

9. **Amendment.** Business Associate agrees to make any amendment(s) to PHI in a Designated Record Set as Covered Entity directs in order to meet the requirements of 45 CFR 164.526 or the Underlying Contract(s), within 30 days of such a request, unless the request has been denied pursuant to 45 CFR 164.526(d). Business Associate shall provide written confirmation of the amendment(s) to the Covered Entity.

10. **Appeals from Denial of Access or Amendment.** Business Associate agrees to create and maintain an appeal process that meets the requirements of 45 CFR 164.524 and 164.526 that an Individual can utilize if the Individual’s request for access to or amendment of PHI is denied.

11. **Internal Practices.** Business Associate agrees to make its comprehensive written information privacy and security program, as well as its internal practices, books and records, including policies and procedures relating to the use and disclosure of PHI received from, or created, maintained, or received by Business Associate on behalf of Covered Entity available to Covered Entity within 30 days of the date of such request, or to the Secretary in a time and manner designated by the Secretary.

12. **Duty to Document Disclosures.** Business Associate agrees to document all disclosures of PHI which would be required for Covered Entity to respond to a request by an Individual for an accounting of disclosures of PHI in accordance with 45 CFR 164.528. Business Associate agrees to provide to Covered Entity, within 30 days of the date of such request, all disclosures of PHI.
13. **Retention of Protected Information.** Notwithstanding the provisions of Section D of this Agreement, pursuant to 45 CFR 164.530(j), Business Associate agrees that it and its officers, employees, subcontractors and agents shall continue to maintain the information required under subsection B(9) of this Agreement for a period of six years from the date of its creation or the date when it was last in effect, whichever is later.

14. **Audits, Inspections, and Enforcement.** In addition to any rights of Covered Entity’s rights in the Underlying Contract(s) to review, inspect or audit all records, Business Associate agrees that from time to time, upon reasonable notice, it shall allow Covered Entity or its authorized agents or subcontractors, to inspect the facilities, systems, books, records and procedures of Business Associate to monitor compliance with this Agreement. In the event the Covered Entity, in its sole discretion, determines that the Business Associate has violated any term of this Agreement or the Privacy Rule, it shall so notify the Business Associate in writing. Business Associate shall promptly remedy the violation of any term of this Agreement and shall certify same in writing to the Covered Entity. The fact that Covered Entity or its authorized agents or subcontractors inspect, fail to inspect or have the right to inspect Business Associate’s facilities, systems, books, records, and procedures does not relieve Business Associate of its responsibility to comply with this Agreement. Covered Entity’s (1) failure to detect, or (2) detection by failure to notify Business Associate, or (3) failure to require Business Associate to remediate any unsatisfactory practices, shall not constitute acceptance of such practice or a waiver of Covered Entity’s enforcement rights under this Agreement. Nothing in this paragraph is deemed to waive Section E of this Agreement or the New Jersey Tort Claims Act, NJSA 59:1-1 et seq., as they apply to Covered Entity or the Business Associate.

C. **Obligations of Covered Entity: Provision for Covered Entity to Inform Business Associate of Privacy Practices and Restrictions**

1. **Safeguards.** Covered Entity shall be responsible for using appropriate safeguards to maintain and ensure the confidentiality, privacy and security of PHI transmitted to Business Associate pursuant to this Agreement, in accordance with the requirements and standards in the Privacy Rule, until such PHI is received by Business Associate.

2. **Limitations in Notice of Privacy Practices.** In accordance with 45 CFR 164.520, Covered Entity shall notify Business Associate of any limitations in Covered Entity's Notice of Privacy Practices to the extent that such limitation may affect Business Associate's use or disclosure of PHI.

3. **Revocations of Permission.** Covered Entity shall notify Business Associate of any changes in or revocation of permission by an Individual to use or disclose PHI, to the extent that such changes may affect Business Associate's use or disclosure of PHI.

4. **Request for Restrictions.** Covered Entity shall notify Business Associate of any restriction to the use or disclosure of PHI that Covered Entity has agreed to in accordance with 45 CFR 164.522, to the extent that such restriction may affect Business Associate's use or disclosure of PHI.
5. **Permissible Requests by Covered Entity.** Covered Entity shall not request Business Associate to use or disclose PHI in any manner that would not be permissible under the Privacy Rule if done by Covered Entity or under Covered Entity’s Notice of Privacy Practices or other policies adopted by Covered Entity pursuant to the Privacy Rule.

D. **Term of Business Associate Agreement and Termination of Underlying Contract(s) and Business Associate Agreement**

1. **Term.** This Agreement shall be effective upon execution and it shall terminate when all of the PHI provided by Covered Entity to Business Associate, or created, maintained or received by Business Associate on behalf of Covered Entity, is destroyed or returned to Covered Entity, or, if it is infeasible to return or destroy PHI, protections are extended to such information in accordance with subsection 3, below.

2. **Termination for Cause.** Upon Covered Entity's knowledge of a material breach or violation(s) of any of the obligations under this Agreement by Business Associate, Covered Entity shall, at its discretion, either:

   a. **Opportunity to Cure.** Provide an opportunity for the Business Associate to cure the breach or end the violation upon such terms and conditions as Covered Entity shall specify and if Business Associate does not cure the breach or end the violation upon such terms and conditions as Covered Entity has specified. Covered Entity may terminate the Underlying Contract(s) and require that Business Associate fully comply with the procedures specified in subsection 3, below;

   b. **Termination of Underlying Contract(s).** Immediately terminate the Underlying Contract(s) and require that Business Associate fully comply with the procedures specified in subsection 3, below, if Business Associate has breached a material term of this Agreement and Covered Entity has determined, in its sole discretion, that cure is not possible; or

   c. **Report to the Secretary.** If neither termination nor cure is feasible, as determined by Covered Entity in its sole discretion, Covered Entity shall report the violation to the Secretary.

3. **Effect of Breach of this Agreement on Termination of the Underlying Contract(s).**

   a. **Obligation to Return or Destroy All PHI.** Except as provided in paragraph b of this section, upon termination of the Underlying Contract(s) for any reason, Business Associate shall return or destroy all PHI received from Covered Entity or created or received by Business Associate on behalf of Covered Entity. This provision shall also apply to PHI that is in the possession of subcontractors or agents of Business Associate. Business Associate shall retain no copies of PHI.

   b. **Certification of Return or Destruction.** Business Associate shall provide Covered Entity with a certification, within 30 days, that neither it nor its
subcontractors or agents maintains any PHI in any form, whether paper, electronic or film, received from Covered Entity or created or received by Business Associate on behalf of Covered Entity. Covered Entity shall acknowledge receipt of such certification and, as of the date of such acknowledgment, this Agreement shall terminate.

c. **Obligations in the Event of Inability to Return or Destroy.** In the event that Business Associate determines that returning or destroying the PHI is infeasible, Business Associate shall provide to Covered Entity notification of the conditions that make return or destruction infeasible. Covered Entity shall have the discretion to determine whether it is feasible for the Business Associate to return or destroy the PHI. If Covered Entity determines it is feasible, Covered Entity shall specify the terms and conditions for the return or destruction of PHI at the expense of Business Associate. Upon Covered Entity determining that Business Associate cannot return or destroy PHI, Business Associate shall extend the protections of this Agreement to such PHI and limit further uses and disclosures of such PHI to those purposes that make the return or destruction infeasible, for so long as Business Associate maintains such PHI.

### H. Indemnification and Release

1. **A.** Business Associate shall assume all risk and responsibility for, and agrees to indemnify, defend and save harmless Covered Entity, its officers, agents and employees and each and every one of them, from and against any and all claims, demands, suits, actions, recoveries, judgments, and costs (including attorneys fees and costs and court costs), expenses in connection therewith, on account of loss of life, property or injury or damages to the person, body or property of any person or persons, whatsoever, which shall arise from or result directly or indirectly from Business Associate’s use or misuse of PHI or from any action or inaction of Business Associate or its officers, employees, agents or subcontractors with regard to PHI or the requirements of this Agreement or the Privacy Rule. The provision of this indemnification clause shall in no way limit the obligations assumed by Business Associate under this Agreement, nor shall they be construed to relieve Business Associate from any liability or preclude Covered Entity from taking any other actions available to it under any other provisions of this Agreement, the Privacy Rule or at law.

B. Covered Entity shall assume all risk and responsibility for, and agrees to indemnify, defend and save harmless Business Associate, its officers, agents and employees and each and every one of them, from and against any and all claims, demands, suits, actions, recoveries, judgments, and costs (including attorneys fees and costs and court costs), expenses in connection therewith, on account of loss of life, property or injury or damages to the person, body or property of any person or persons, whatsoever, which shall arise from or result directly or indirectly from Covered Entity’s use or misuse of PHI or from any action or inaction of Covered Entity or its officers, employees, agents or subcontractors with regard to PHI or the requirements of this Agreement or the Privacy Rule. The provision of this indemnification clause shall in no way limit the obligations assumed by Covered Entity under this Agreement, nor shall they be construed to relieve Covered Entity
from any liability or preclude Business Associate from taking any other actions available to it under any other provisions of this Agreement, the Privacy Rule or at law.

2. Both Parties further acknowledges the possibility of criminal sanctions and penalties for breach or violation of this Agreement or the Privacy Rule pursuant to 42 USC 1320d-6.

3. A. Business Associate shall be responsible for, and shall at its own expense, defend itself against any and all suits, claims, losses, demands or damages of whatever kind or nature, arising out of or in connection with an act or omission of Business Associate, its employees, agents, or subcontractors, in the performance of the obligations assumed by Business Associate pursuant to this Agreement. Business Associate hereby releases Covered Entity from any and all liabilities, claims, losses, costs, expenses and demands of any kind or nature whatsoever, arising under state or federal laws, out of or in connection with Business Associate’s performance of the obligations assumed by Business Associate pursuant to this Agreement.

B. Covered Entity shall be responsible for, and shall at its own expense, defend itself against any and all suits, claims, losses, demands or damages of whatever kind or nature, arising out of or in connection with an act or omission of Covered Entity, its employees, agents, or subcontractors, in the performance of the obligations assumed by Covered Entity pursuant to this Agreement. Covered Entity hereby releases Business Associate from any and all liabilities, claims, losses, costs, expenses and demands of any kind or nature whatsoever, arising under state or federal laws, out of or in connection with Covered Entity’s performance of the obligations assumed by Covered Entity pursuant to this Agreement.

4. The obligations of both Parties under this Section shall survive the expiration of this Agreement.

F. Miscellaneous

1. Regulatory References. A reference in this Agreement to a section of the Privacy Rule means the section as in effect or, it may be amended or interpreted by a court of competent jurisdiction.

2. Amendment. Business Associate and Covered Entity agree to take such action as is necessary to amend this Agreement from time to time in order that Covered Entity can continue to comply with the requirements of the Privacy Rule and HIPAA and case law that interprets the Privacy Rule or HIPAA. All such amendments shall be in writing and signed by both parties. Business Associate and Covered Entity agree that this Agreement may be superseded by a revised Business Associate Agreement executed between the parties after the effective date of this Agreement.

3. Survival. The respective rights and obligations of Business Associate and Covered Entity under Section D, “Term of Business Associate Agreement and Termination of Underlying Contract(s) and Business Associate Agreement”, above, shall survive the termination of the Underlying Contract(s). The respective rights and
obligations of Business Associate and Covered Entity under Section E, "Indemnification", and Section B (11), "Internal Practices", above, shall survive the termination of this Agreement or the Underlying Contract(s).

4. Interpretation. Any ambiguity in this Agreement shall be resolved to permit Covered Entity to comply with the Privacy Rule and HIPAA, as it may be amended or interpreted by a court of competent jurisdiction.

5. No Third Party Beneficiaries. Nothing expressed or implied in the Agreement is intended to confer, nor shall anything herein confer, upon any person other than the Business Associate and Covered Entity, and any successor state agency to Covered Entity, any rights, remedies, obligations or liabilities whatsoever.

6. Notices. Any notices to be given hereunder shall be made via Regular and Certified US Mail, Return Receipt Requested, and if possible, by facsimile to the addresses and facsimile numbers listed below:

Business Associate: Check-Mate, Inc.
Name: Georgia Berry, Executive Director
Address: 550 Cookman Avenue
Asbury Park, NJ 07712
Telephone#: 732-774-3100
Facsimile #: 732-774-3220

Covered Entity: COUNTY OF MONMOUTH
Name: Jeffrey R. Schwartz, Director
Division of Planning and Contracting
Address: Department of Human Services
P.O. Box 3000
Freehold, NJ 07728
Telephone#: 732-431-6585
Facsimile#: 732-845-2054
7. As the Covered Entity is a body corporate and politic of the State of New Jersey, the signature of its authorized representative is affixed below. The undersigned representative of Covered Entity certifies that he or she is fully authorized to enter into the terms and conditions of this Agreement and to execute and legally bind such Covered Entity to this document.

The undersigned representative of Business Associate certifies that he or she is fully authorized to enter into the terms and conditions of this Agreement and to execute and legally bind such Business Associate to this document.

<table>
<thead>
<tr>
<th>COUNTY OF MONMOUTH</th>
<th>CHECK-MATE, INC.</th>
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<tbody>
<tr>
<td>Covered Entity</td>
<td>Business Associate</td>
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<tr>
<td>Signature</td>
<td>Signature</td>
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<tr>
<td>William C. Barham</td>
<td>Georgia Berry</td>
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<tr>
<td>Printed Name</td>
<td>Printed Name</td>
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<tr>
<td>Director, Board of Chosen Freholders</td>
<td>Executive Director</td>
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<td>Title</td>
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APPENDIX E

MANDATORY AFFIRMATIVE ACTION LANGUAGE
PROCUREMENT OR SERVICE CONTRACT

During the performance of this contract, the Contractor agrees as follows:

a. The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex. Except with respect to affectional or sexual orientation, the contractor will take affirmative action to ensure that such applicants are recruited and employed, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause.

b. The contractor or subcontractor, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex.

c. The contractor or subcontractor, where applicable, will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or workers' representative of the contractor's commitments under this act [N.J.S.A. 10:5-31, et seq.] and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

d. The contractor or subcontractor, where applicable, agrees to comply with any regulations promulgated by the Treasurer pursuant to N.J.S.A. 10:5-31, et seq., as amended and supplemented from time to time.

e. The contractor or subcontractor agrees to make good faith efforts to employ minority and women workers consistent with:

   (i) The applicable county employment goals [Employment Goal Compliance] established in accordance with N.J.A.C. 17:27-5.2; or
(ii.) A binding determination of the applicable county employment goals determined by the Division [Division of Contract Compliance and Equal Employment Opportunity in Public Contracts, N.J. Department of the Treasury], pursuant to N.J.A.C. 17:27-5.2.

f. The contractor or subcontractor agrees to inform in writing its appropriate recruitment agencies including, but not limited to, employment agencies, placement bureaus, colleges, universities, labor unions, that it does not discriminate on the basis of age, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

g. The contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

h. In conforming with the applicable employment goals, the contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions.

i. The contractor and its subcontractors shall furnish such reports or other documents to the Division of Contract Compliance & EEO as may be requested by the office from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Division of Contract Compliance & EEO for conducting a compliance investigation pursuant to Subchapter 10 of the Administrative Code at N.J.A.C. 17:27.
APPENDIX F

AMERICANS WITH DISABILITIES ACT
EQUAL OPPORTUNITY FOR INDIVIDUALS WITH DISABILITIES

The Contractor and the County do hereby agree that the provisions of the Americans With Disabilities Act of 1990 (the "Act") (42 U.S.C. §12101, et seq.), which prohibits discrimination on the basis of disability by public entities in all services, programs, and activities provided or made available by public entities, and the rules and regulations promulgated pursuant thereto, are made a part of this contract. In providing any aid, benefit, or service on behalf of the County pursuant to this contract, the Contractor agrees that the performance shall be in strict compliance with the Act. In the event that the Contractor, its agents, servants, employees, or subcontractors violate or are alleged to have violated the Act during the performance of this contract, the Contractor shall defend the County in any action or administrative proceeding commenced pursuant to this Act. The Contractor shall indemnify, protect, and save harmless the County, its agents, servants, and employees from and against any and all suits, claims, losses, demands, or damages of whatever kind or nature arising out of or claimed to arise out of the alleged violation. The Contractor shall, at its own expense, appear, defend, and pay any and all charges for legal services and any and all costs and other expenses arising from such action or administrative proceeding or incurred in connection therewith. In any and all complaints brought pursuant to the County's grievance procedure, the Contractor agrees to abide by any decision of the County which is rendered pursuant to said grievance procedure. If any action or administrative proceeding results in an award of damages against the County or if the County incurs any expense to cure a violation of the ADA which has been brought pursuant to its grievance procedure, the Contractor shall satisfy and discharge the same at its own expense.

The County shall, as soon as practicable after a claim has been made against it, give written notice thereof to the Contractor along with full and complete particulars of the claim. If any action or administrative proceeding is brought against the County or any of its agents, servants, and employees, the County shall expeditiously forward or have forwarded to the Contractor every demand, complaint, notice, summons, pleading, or other process received by the County or its representatives.

It is expressly agreed and understood that any approval by the County of the services provided by the Contractor pursuant to this contract will not relieve the Contractor of the obligation to comply with the Act and to defend, indemnify, protect, and save harmless the County pursuant to this paragraph.

It is further agreed and understood that the County assumes no obligation to indemnify or save harmless the Contractor, its agents, servants, employees and subcontractors for any claim which may arise out of their performance of the
Agreement. Furthermore, the Contractor expressly understands and agrees that the provisions of this indemnification clause shall in no way limit the Contractor's obligations assumed in this Agreement, nor shall they be construed to relieve the Contractor from any liability, nor preclude the County from taking any actions available to it under any other provisions of this Agreement or otherwise at law.
APPENDIX G
COUNTY OF MONMOUTH

CERTIFICATION OF COMPLIANCE WITH
N.J.S.A. 19:44A-20.2, ET SEQ.,
REGARDING POLITICAL CONTRIBUTIONS

Description of Contract: Shelter services for homeless adults.

Pursuant to N.J.S.A. 19:44A-20.4, a business entity that enters into a contract having an anticipated value in excess of $17,500 with a county, or any agency or instrumentality thereof, through other than a fair and open process, cannot, for the one year period preceding the contract and continuing through the end of the contract, have made or make a "reportable contribution" pursuant to N.J.S.A. 19:44A-1 (currently more than $300.00 per reporting cycle) to a county committee of a political party in that county if a member of that political party is currently serving in an elective public office of that county when the contract is awarded, or to a candidate committee of any person currently serving in an elective public office of that county when the contract is awarded. If the business entity is a natural person, contributions by (a) that person's spouse or (b) children residing with that person are included. If the business entity is other than a natural person, contributions by anyone having an "interest" in the business entity (meaning ownership or control of more than 10% of the profits or assets of the business entity or 10% of the stock in the business entity) are included.

As required by N.J.S.A. 19:44A-20.8(a), I hereby certify that no contributions have been made or will be made that would bar the award of this contract pursuant to N.J.S.A. 19:44A-20.2, et seq., to any of the following committees:

Monmouth County Republican Committee
Monmouth County Democrats
Rob Clifton for Freeholder
Friends of Lillian G. Burry for Freeholder
Friends of Freeholder Anna Little
Friends of Anna Little for Freeholder
McMorrow for Freeholder
Friends of Freeholder William C. Barham
Friends of County Clerk Claire French
Election Fund of Sheriff Joe Oxley
Rosemarie Peters for Surrogate

I also understand that, pursuant to N.J.S.A. 19:44A-20.8(b), the undersigned business entity has a continuing obligation to report to the Election Law Enforcement Commission any contributions that constitute a violation of N.J.S.A. 19:44A-20.4 that are made from now until the end of the contract.

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Print Name of Business Entity: CheckMate Incorporated
Signed By:

Print Name: Georgia Berry
Print Title: Executive Director

Date: ___________________________
Rev. 12/18/06
APPENDIX G
COUNTY OF MONMOUTH

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N.J.S.A. 19:44A-20.2, ET SEQ.,
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I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Print Name of Business Entity: CheckMate Incorporated

Date: ____________________________  Signed By: ____________________________

Print Name: Georgia Barry

Print Title: Executive Director

Rev. 12/18/06
Monmouth County Department of Human Services
Table of Organization
Including Advisory Boards
MONMOUTH COUNTY DEPARTMENT OF HUMAN SERVICES
CONTRACT MONITORING SYSTEM

A. Contract File Information Review

Agency Name: CheckMate, Inc
Address: 550 Cookman Avenue, Asbury Park, 07712
Director: Georgia Berry Phone: 732-774-3100
Contract Term: 1/1/06-12/31/06
Contract Ceiling: $398,286.00
Contracted Service: Adult emergency shelter
Objective of Contracted Service: Provide short term shelter to homeless adults.
Unit of Service Definition: night of shelter
Level of Service: 5380 nights of shelter
Cost of Service Per Unit: $94.67
Contract File Maintained By: DHS DPC Contract Administration (Dept., Division, Section)
Contract Reviewer: Barbara Kay, MSW, LCSW
Date of Review: July 19, 2006 and September 11, 2006

File Contents (check if present, comment if absent; N/A if not applicable):)

- Executed Copy of the Contract
- Board Resolution
- Copy of Proposal & Application for Funding
- Names, Titles, Addresses & Terms of the Board of Trustees
- Applicable Licenses - list: DCA Shelter License
- Table of Organization
- Affirmative Action Statement/Certificate
- Current Charitable Organization CRI-300R Annual Report
- n/a Agency Fee Schedule (if any)
- n/a Tax Exempt Certification
- Agency Promotional Materials, Brochures, or Annual Report
- n/a Previous Year's Audit
- Evidence of Insurance/Current Certificate of Insurance
- n/a Certificate of Incorporation
- n/a Certificate of Occupancy

COMMENTS: Fort Monmouth issues a Certificate of Inspection each year in lieu of a Certificate of Occupancy.
B. Monitoring Review (to be completed by reviewer prior to site review utilizing proposal and/or contract and file as applicable.)

<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Are program objectives clear, concise, accurate?</td>
<td>x</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Is target population clearly identified?</td>
<td>x</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Is projected level of service indicated?</td>
<td>x</td>
<td></td>
<td></td>
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<tr>
<td>4. Are current years reports submitted on a timely/accurate basis? Service</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fiscal</td>
<td>x</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5. Have any adverse actions been taken to date?</td>
<td></td>
<td>x</td>
<td></td>
</tr>
<tr>
<td>If yes, clarify</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

6. Is there adequate income for anticipated expenses?                     | x   |    |          |

7. Do expenditure reports for current contract show agency within budget line item ceilings? | x   |    |          |

COMMENTS: CheckMate Adult Shelter has a 61% occupancy rate year to date. The predominant issue impacting the occupancy rate is the criminal background check required by Fort Monmouth prior to a client being accepted into the Shelter. Fully 51% of all clients referred to the Shelter fail the criminal background check and require placement elsewhere.
C. **Community Relations:**

To evaluate experiences of community agencies regarding the provider's performance, and ability to cooperatively work with other agencies in coordinating service delivery and determining community needs. (Please identify agency or office by name.)

<table>
<thead>
<tr>
<th>Monmouth County Department of Human Services</th>
<th>Satisfactory</th>
<th>Unsatisfactory</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Charlotte Bonilla, Department of Community Affairs, 609-292-1271 "The Adult Shelter is run very well and we have had no problems with their provision of this service. CheckMate, as an agency, could step up services particularly in their outreach offices. I would like to see CheckMate set their expectations higher in regards to service provision."

<table>
<thead>
<tr>
<th>Other</th>
<th>X</th>
</tr>
</thead>
</table>

Barbara Mecilo, Director, Middletown Welfare, "CheckMate Adult Shelter is outstanding! We have had a great deal of success in our dealings with the Adult Shelter and their staff. We have sent some difficult clients to the Adult Shelter and they handled them in a professional manner. We are quite pleased with the new Drug and Alcohol counselor, Mike. He is excellent!"
D. Site Review:

1. Does physical plant appear accessible and in good physical repair?  
   Yes  No  N/A  
   x (shelter) x (admin offices)  
   If no, clarify: Administrative offices are in poor condition however plans to move are imminent. The Shelter remains in good condition.

2. Are staffing levels consistent with contract?  
   X  
   There is a turnover in night time adult shelter staff due to the relatively low starting salary. Administrative staff plan to review the issue of the salary scale among shelter staff.

3. Is target population served?  
   X  
   Comments: *see note regarding NCIC issue.

4. Are client files maintained?  
   X  
   If yes:  
   - Application form  
   - Eligibility determination form  
   - Number of people in family  
   - Identifying information including emergency contact person  
   - Medical history  
   - Record of warnings  
   - Service/Treatment plan  
   - Weekly progress notes  
   - Pre-Termination contract/ 
   - Disciplinary documentation  
   - Termination letter showing violations of contract  
   - Termination/Discharge Summary

COMMENTS:  

_________________________________________________________________________  

_________________________________________________________________________
5. Do the agency files contain the following?

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agency by-laws</td>
<td>x</td>
<td></td>
</tr>
<tr>
<td>Policies/Procedure Manuals</td>
<td>x</td>
<td></td>
</tr>
<tr>
<td>Conflict of Interest Policy</td>
<td>x</td>
<td></td>
</tr>
<tr>
<td>Consultant Agreements for funded services</td>
<td>(Comptroller)</td>
<td></td>
</tr>
<tr>
<td>Subcontract Agreements for funded services</td>
<td></td>
<td>Riverview provides dinner meal</td>
</tr>
<tr>
<td>Municipal Fire</td>
<td>x</td>
<td></td>
</tr>
<tr>
<td>Health Certificate</td>
<td>x</td>
<td></td>
</tr>
<tr>
<td>Mortgage(s) or Lease and amount</td>
<td>x</td>
<td></td>
</tr>
<tr>
<td>County Purchased Equipment</td>
<td></td>
<td>(to be submitted after move)</td>
</tr>
<tr>
<td>Inventory List</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Financial Management:

6. Board Responsibility

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Approves Budget</td>
<td>x</td>
<td></td>
</tr>
<tr>
<td>Reviews financial reports at least monthly</td>
<td>x</td>
<td></td>
</tr>
<tr>
<td>Requires co-signing of all checks</td>
<td>(all checks are co-signed)</td>
<td></td>
</tr>
<tr>
<td>Reviews annual audit</td>
<td>x</td>
<td></td>
</tr>
<tr>
<td>Directs implementation of audit recommendations</td>
<td>x</td>
<td></td>
</tr>
</tbody>
</table>

Review of payroll records should be conducted after at least one quarter

7. Is there a list of staff assigned to program? | x | |

8. Are there authorized salaries for staff assigned to program? | x | |

9. Are W-4’s on file? | x | |

COMMENTS:
10. Are the following payroll taxes/withholdings paid/processed on a timely basis?

   Yes    No    N/A

   a) Federal Withholdings:
       Federal Income Tax
       FICA (within 3 business days of payroll)
       Federal 941 Quarterly Return
       (stamped receipt on Federal Deposit
        form or electronic transfer verification)

   b) State Withholdings:
       State Income Tax (paid monthly and
       within 2 wks. of payroll)
       State Form NJ927 (due quarterly for
       SUI & Temporary Disability)

   c) Pension:
       Is there a plan?
       Method of funding
       Administrator
       Record of deposit transmittals

   COMMENTS: ADP does payroll.

   ______________________________________________________
   ______________________________________________________
   ______________________________________________________

11. Exit Interview Comments CheckMate staff, Arlene Austin and Kevin Bates were exceptionally helpful in the execution of this site review.

   ______________________________________________________

   Corrective Action Plan  none
Monmouth County
Department of Human Services
Division of Planning and Contracting

Barbara Kay, MSW, LCSW
Contract Administrator
Title

Agency Director or Authorized
Representative

Executive Director
Title
March 2, 2007

Mr. Rick Harrison
Deputy Director
Fort Monmouth Economic Revitalization
Planning Authority
12 Christopher Way
Eatontown, NJ 07724

Dear Mr. Harrison,

Attached, please find our Notice of Interest for surplus property at the U.S. Army Fort Monmouth Installation.

CPC Behavioral Healthcare is a non-profit organization seeking a homeless assistance conveyance to be implemented in conjunction with our already established Homeless Assistance Program. Under this program, we primarily target adults suffering with Mental Illness in Monmouth County who present with imminent or immediate homelessness issues. The goal of the program is to reduce the incidence of homelessness in the county and to increase the available housing stock in order to ensure viable quality housing to those individuals in need.

We look forward to helping the FMERPA realize its goals, and would hope to be a part of that effort.

Very truly yours,

John Mans
President and CEO

...because good emotional and mental health matter
An Equal Opportunity Employer  A United Way Agency  JCAHO Accredited
CPC Behavioral Healthcare

Housing for Adults with Serious and Persistent Mental Illness
Homeless Assistance Program
NOI

i. Description of homeless assistance program that the homeless provider proposes to carry out (specify location)

CPC Behavioral Healthcare proposes a homeless assistance program to be implemented in conjunction with their already established Community and Outpatient programs that service adults suffering with Mental Illness in Monmouth County. CPC Behavioral Healthcare (CPC) would like to secure 10 housing structures on the grounds of Fort Monmouth that would supply anywhere from 1 to a maximum of 3 bedrooms per unit in order to provide quality housing for the clients that we serve.

The Homeless Assistance Program would primarily target mental health consumers in Monmouth County who present with imminent or immediate homelessness issues. The goal of the program is to reduce the incidence of homelessness in the county and to increase the available housing stock in order to ensure viable quality housing to those individuals in need.

Program Description:

Admission Criteria for Housing Program:
The following criteria must be met to be considered for admission to the Housing Program:
- Adult 18 years or older with primary psychiatric mental illness diagnoses residing in Monmouth County.
- Ability to perform self-care functions.
- Consumers waiting for Inpatient discharge are given priority (state or community).
- Ability to pay the costs of the apartment or other home.

Exclusionary Criteria:
- Those actively abusing or dependent on substances.
- Those exhibiting psychiatric symptoms and/or medical problems that result in behaviors that pose a danger to themselves, others and/or property and would inhibit the person’s ability to receive and participate in supportive housing services.
- Those with an inability to meet housing costs on a consistent basis.
- Medically non-compliant.
- Those experiencing suicidal/homicidal ideation or gestures.
- Those in need of continued nursing care.
- Those dangerous or harmful to self, others, or property.

b. Application Procedure and Intake Process
Consumers can be referred to the Housing Program from the following sources:

Inpatient Units
State Psychiatric Hospitals
Community Psychiatric Hospitals
CPC Behavioral Healthcare

CPC Program elements
The primary therapist/Case Manager will make the referral directly to the Program Coordinator via supportive housing referral form. The treatment team will review the chart. The Program Coordinator will evaluate the potential resident and, if deemed appropriate, will schedule an intake evaluation. Upon completion of the evaluation of the resident the placement will be effected and the Housing Case Manager will be assigned to the case.

Other Community Agencies
When a consumer from another agency is referred to the Housing Program, the following procedure will occur:
- The Community Agency will fill out a supportive housing referral form and fax/mail to CPC Behavioral Healthcare.
- The first available appointment with the Program Coordinator will be scheduled for intake assessment.
- The assessment will be reviewed with the treatment team and an acceptance/refusal will be relayed to the referral source.

CPC Behavioral Healthcare is committed to on-going collaboration toward continuum of care. As the level of supervised housing varies among county agencies, all attempts are made to work in tandem in order to ensure housing is available to serve individuals who present with issues of homelessness. Thus, ongoing practice of an inter-agency continuum is necessary in order to maximize utilization of beds.

Self-Referral
Self-referred individuals will be seen in the same manner as those referred from an outside agency.

Triage Process for Referrals
- All consumers who are deemed appropriate for admission, who are in an inpatient setting will be given first priority in placement.
- All consumers who are in a boarding home or other setting that is unsafe and/or unsanitary but who need housing and are deemed appropriate for admission will be given secondary priority in placement.
- All consumers who are deemed appropriate but there are no beds available at the time of application will be put on a waiting list and/or depending on their triage status and needs be given assistance with appropriate referrals.

Inappropriate Applicants
The following procedures must be followed in the case of all ineligible applicants:
- The Program Coordinator must notify the consumer and referral source within two weeks of their status.
- The Program Coordinator must fully explain to the applicant and therapist/social worker/case manager (when applicable) and family (whenever possible) the factual and clinical basis for refusal.
- The consumer will always be given alternative appropriate referrals in the community or recommendations for reapplication at another specified time.
CPC Behavioral Healthcare

c. Resolution for Disputed Referrals:
-Mental Health Clinician, Program Coordinator, and Division Director will review cases on an individualized basis.
-The parties will meet with the referral service/referred client to discuss recommendations.
-If client is denied service they may appeal the decision to the next level with in the organization to the Director of Quality Management (Ombuds-person).
-If the client is still dissatisfied with the decision the client may use the processes laid out in Client Rights including State Division of Mental Health Services Personnel.

d. The Program Coordinator will make all efforts to maintain the program census at capacity. This will be done through active weekly recruitment at Trenton Psychiatric Hospital, monthly recruitment through collaboration with all other Monmouth County Providers, and maintenance of a prioritized waiting list.

2. Termination Procedures
   Discharge Criteria:
   -The resident has received the maximum benefit offered by the program and suitable alternative housing (not a hospital or shelter) has been secured. Discharge would be in their best interests.
   -They continue to behave in a manner, which threatens their community placement through inappropriate behaviors and/or interactions, indicating the need for a higher level of supervision. These behaviors include:
     o They are unable to follow basic rules necessary to live in the community even with repeated interventions and skill training.
     o They behave in a manner which is inappropriate and which breaks the law or causes the residence to violate its lease of other agreements.
   -They leave the residence for thirty days (30) without informing staff that they will return.
   -They refuse to participate in the services listed in the previously agreed upon treatment plan, have not offered a reasonable alternative plan of daily activities and there is another place available for them to live, other than a hospital or shelter.

Administrative Procedure
The discharge plan is incorporated into the treatment planning process. This process involves the consumer, staff, and family in an interactive process coordinated by the Housing Case Manager. All treatment plans for discharge and terminations are approved by the Program Coordinator and reviewed with the treatment team.
- The Program Coordinator will be kept apprised by the Housing Case Manager regarding the consumer's progress.
- Information on discharge or termination will be reported to the Adult Mental Health Services Division Director as needed or in supervision.
- The case management will be coordinated by the Housing Case Manager and treatment team and approved and reviewed by the Program Coordinator as needed or in supervision with Adult
CPC Behavioral Healthcare

Mental Health Services Division Director to plan further disposition and needed aftercare services.

Clinical Procedure
The following clinical procedure must be followed for all discharges from Supportive Housing Services:

- The assigned Housing Case Manager must fully explain to the consumer and discuss with the consumer the factual and clinical basis for discharge.
- Staff must offer the client the opportunity to speak with the agency ombudsperson and to follow the Client Complaint Procedure each client receives upon admission to the agency in the Client Handbook if other than a planned graduation from the residence.
- Staff must make a discharge plan and attempt to locate another setting for the client to live and identify other appropriate treatment services. A shelter for the homeless or a hospital shall not be considered an appropriate alternative residence.

Aftercare Follow-up
The treatment planning process coordinated by the Housing Case Manager, in conjunction with the consumer and the treatment staff will include preparation for the resident to be discharged while he/she is still living in residence. The outcome of discharge planning is a comprehensive aftercare program plan agreed upon by consumer and staff. The aftercare plan is aimed at maximizing the consumer's integration into the community and gradually minimizing the consumer's involvement with Housing Program. Upon discharge from the Housing Program the Housing Case Manager will continue to meet with the consumer on an as needed basis for a maximum of six (6) months on an outreach basis to provide support during this transitional period. Discharge from the Housing Program will ideally occur when the consumer displays necessary medical, psychological, social and economic skills for independent living and/or acceptance into Section 8 or Mainstream Housing programs.

Target Population and Geographic Area

The targeted population is those who suffer with serious and persistent mental illness. Most of the clients who will benefit from the housing beds are diagnosed as having schizophrenia or schizoaffective disorder. Other diagnoses include bipolar disorder or major depression. Approximately 70% of these clients are dually diagnosed, compounding the symptoms of their illness and complicating the effectiveness of their treatment. The clients considered for these slots range in age from 19 – 64 years of age.

The Housing slots will be accessible to any mental health consumer in Monmouth County. Housing remains one of the most critical components of successfully treating adults with serious and persistent mental illness. Over 700,000 Americans are without shelter and more than 2 million Americans will be in this circumstance during the course of a year. Thirty-three percent of the homeless population have a serious mental illness and approximately 50% of those who are homeless and mentally ill also have a substance abuse disorder, otherwise referred to as dually diagnosed. Adults who are dually diagnosed have behaviors that place them at high risk for eviction, arrest, jail and psychiatric hospitalization; and they are at the greatest risk for becoming homeless.
Overview of Service Package

Program Goals:

-To support and encourage the development of life skills required to sustain successful living with the community.
-All Housing and services shall be organized around the principle of consumer responsibility and participation.
-The Housing Program shall have a psychiatric rehabilitation focus to develop and improve skills necessary for successful community integration.
-Programming shall focus on empowering the consumer's use of generic community supports to meet physical, psychological and social needs as a means to an improved quality of life and emotional well-being.
-Consumers shall live in the most normalized, least restrictive setting possible to promote individual growth and safety.
-To reduce the incidence of and length of stay of hospitalizations.

Services will include:

i. Activities of Daily Living Skills Training
Skill development and training in activities of daily living are provided not only within the residence setting, but also through participation in the community, recreational, and educational activities. In order to facilitate consumers' independence and to assist with strengthening of activities of daily living skills, all consumers entering residence will have made available to them.

ii. Financial Assistance
The opportunity to maintain a bank and/or checking account. The purpose of the account includes receiving assistance in learning how to budget, pay bills and to prepare for residence discharge.

iii. Household Maintenance
Assistance and training in all aspects of maintaining a clean and safe household to include life safety.

iv. Food Purchasing, Preparation and Distribution
Consumers will have weekly assistance with planning, preparing, and shopping. Clients will be transported as needed for shopping. Emphasis in planning/preparation will be geared toward good nutrition and healthy lifestyles.

v. Grooming/Hygiene Assistance
The daily/weekly grooming/hygiene routines are scheduled and agreed upon by the consumers during treatment planning. The purpose of this is to learn how to maintain good physical health, a clean and neat appearance and enhance integration into the community.

vi. Socialization
In order to overcome social isolation and to promote positive social interaction, socialization activities are planned with the full participation of the consumers. It
affords consumers the opportunity to gain knowledge about socialization opportunities available in their community and to develop confidence in new activity oriented situations and increase their ability to plan their own leisure time. The activities will facilitate the consumer's reintegration into the community. This will ultimately enable consumers to partake in the important spheres of community life such as school, work, socialization and family life. The Housing Case Manager will consult consumers as to areas/events that interest them. The list of event and points of interest are mutually developed. The consumers ultimately discuss and choose the types of outings they would prefer. Social Recreation emphasis will include the objectives:

- To increase awareness and appreciation for points of interest in the community.
- To promote group and community participation in the preparation of trips.
- To reinforce use of cultural and recreational amenities in the community.
- To educate the means for planning/scheduling involved in the trip.
- To decrease social isolation.
- To provide social stimulation.
- To promote group cohesiveness and socialization.

vii. Transportation
Transportation will be provided only as it relates to Activities of Daily Living skills training, medical appointments and field trips. The consumer will be encouraged and trained, when able, to utilize modes of public transportation to assist them in becoming more independent and mobile in the community.

viii. Crisis Intervention
In-home or in-community emergency care is provided by Housing Case Managers who have direct access to the Program Coordinator via telephone or beeper, or their back-up for consultation and assistance. Riverview Medical Center's Crisis Hotline has access to all of the Case Managers and Mental Health Workers should an emergency arise. Response to the crisis will be rapid and flexible. Consumers have emergency help line telephone number posted by telephones in all residential facilities and are trained in their proper usage.

ix. Employment/Vocational Training
Will be provided via appropriate referral at the consumer request. CPC Behavioral Healthcare's Supported Employment Program, Division of Vocational Rehabilitation, Monmouth County Vocational Rehabilitation and varied Community Treatment Programs with pre-vocational emphasis will be referral sites.

x. Mental and Physical Healthcare
All consumers will be linked to primary psychiatric services and medical services at the site of their choice. Housing staff will ensure regular and ongoing communication and coordination of services.

xi. Benefits and Entitlements
Housing staff will make all necessary referrals, and transport as needed to the varied linkages such as Social Security, General Assistance, PAAD, Medicare, Medicaid, Section 8, Community Health Law Project.
CPC Behavioral Healthcare

ii. Program Need
Affordable housing is one of the most serious concerns for individuals who suffer with Mental Illness. A national survey indicates that New Jersey has the highest need for affordable housing, second only to Hawaii. In New Jersey, Monmouth County has the least amount of affordable housing in the state. Fifteen percent of the population in Monmouth County is affected by mental illness of which approximately 5% (31,779) struggle with the impact of serious and persistent mental illness. Approximately one-third to one-half of adults with serious and persistent mental illness is at-risk of losing their current housing placement.

Housing remains a critical component for successfully treating adults with serious and persistent mental illness, particularly in New Jersey. Thirty-three percent of the homeless population have a serious mental illness and approximately 50% of those who are homeless and mentally ill also have a substance abuse disorder, otherwise referred to as dually diagnosed. Adults who are dually diagnosed have behaviors that place them at high risk for eviction, arrest, jail, and psychiatric hospitalization; and they are at the greatest risk for becoming homeless.

A recent report released by the Housing and Community Development Network of New Jersey stated that New Jersey is the third most expensive state in the nation for renters. In fact, the cost of living for New Jersey residents is one-third higher than the national average. The fair market rent in Monmouth County for a 1-bedroom apartment is $1,003.00 and rent for a 2-bedroom apartment is $1,300.00. Most adults with serious and persistent mental illness depend upon Social Security Income (SSI), which pays $625.00 per month or $7,500.00 per year. This income must cover all living expenses including housing, food and medication. Additionally, Monmouth County, New Jersey has condemned and torn down more than 2,400 affordable housing units over the last decade. There is also a shortage of rental units in Monmouth County, particularly one-bedroom apartments, and even fewer low cost units.

There is only one homeless shelter in Monmouth County. This shelter system is not always a viable alternative for seriously mentally ill adults. The Monmouth County Shelter excludes any individual with a history of having problems with alcohol or drugs and has even excluded people with a history of being non-compliant with their medications. Another exclusionary criterion is having entitlements such as SSI. This may exclude individuals who have benefits, yet are unable to maintain housing due to financial hardship and/or lack of alternatives. As a result of these restrictive exclusionary criteria, the only shelter in Monmouth County rarely has more than 11 of its 35 beds filled at any given time.

Another factor that places adults with serious and persistent mental illness at-risk for becoming homeless is their tendency to reside in winter rentals near the shore. Generally, the rents increase substantially during the summer months. Most cannot afford the increases and find themselves without a place to live. Add to this a lucrative real estate market and many of the residences that provide affordable housing are selling the facilities, depleting the housing stock further. Last year, CPC lost another 11 units of affordable housing. Adults with serious and persistent mental illness must compete in a very competitive market where the mentally ill are not considered ideal or desired tenants. These individuals need a safe environment in which to remain until linkages can be made for permanent housing arrangements. Other housing options for adults with serious and persistent mental illness, particularly those requiring some mental health services, are severely limited. Without the
CPC Behavioral Healthcare

Respite Beds or the ability to provide temporary shelter in area motels, these people are uprooted and placed in a shelter in another county (also not easy to get into) or are left to survive on the street. CPC Behavioral Healthcare has been providing programs and services to this population for 25 years and has a team of experienced staff including psychiatrists, nurses, licensed social workers and case managers.

Monmouth County clients who will benefit from this housing are diagnosed as having schizophrenia or schizoaffective disorder. Other diagnoses include bipolar disorder (manic/depression), or major depression with psychotic features. Approximately 70% percent of these clients are dually diagnosed, compounding the symptoms of their illness and complicating the effectiveness of their treatment. The clients who will benefit from the Respite Bed range in age from 18 to 64 years. Most have minimal or, at best, sporadic family involvement and support. Candidates for the Respite Bed may include one, several or all of the following characteristics: actually homeless, potentially homeless, at-risk of hospitalization, have a need for increased care and supervision to maintain permanent residence, need interim placement prior to securing housing, or require short-term housing to gain entitlements. Last year, CPC provided services for 1,732 adults with serious and persistent mental illness through a number of programs for this population. The clients most likely to require the proposed house are those who participate in our PACT program (Programs for Assertive Community Treatment) and ICMS (Integrated Case Management Services). Currently 116 adults are receiving PACT services. New Jersey Division of Mental Health Services has a ceiling of 120 slots for this population in Monmouth County. Additionally, 304 adults receive the services of Integrated Case Management (ICMS) for a total of 420 individuals considered at higher risk for homelessness.

Priority for this housing will be given to PACT/ICMS clientele, since that population tends to have fewer resources in the community together with greater funding needs. However, Monmouth County adults who are not clients of CPC are eligible for the Respite Beds. CPC’s staff provides its services free of charge to these individuals. Exclusionary criteria will include: those whose psychiatric disorder is in an acute phase and may be at harm to themselves or others; those who exhibit potentially disruptive or destructive behavior; those who are actively abusing alcohol or other substances; those who do not meet the criteria of having a persistent and serious mental illness. Referrals that are categorized exclusionary will have direct assistance with locating appropriate alternative housing options.

iii. Coordination of Services

The Monmouth County Mental Health system collaborates on a continuum of care for housing services. The Monmouth County Mental Health Board has a Professional Advisory Committee, which has an assigned sub-committee for Housing issues. In addition, collaboration between Division of Mental Health providers, social services and private, non-profit providers is a hallmark of the county. The priority of care and services is triaged for individuals presenting with homelessness or potential homelessness. Coordination of services both intra and inter agency within the county will be tantamount to the implementation and success of the housing program.
iv. Physical requirements necessary to carry out the program

CPC Behavioral Healthcare is requesting the availability of 10 housing units. During our tour we encountered numerous different structures on the Fort which would be suitable for our mission, ranging from the 3 bedroom historic homes, to the Russel Allen housing units, to the Pine Brook Units. Any unit, meeting our minimum requirements would be most welcome. The units requested should have the following physical requirements:

1. 1-3 bedrooms per each unit at a minimum of 60 square foot
2. 1-1.5 bathrooms per each unit
3. 1 kitchen per each unit
4. 1 living area per each unit at a minimum of 80 square foot
5. 1 dining area or kitchenette per unit

In addition, each housing unit should have sufficient access and egress areas in accordance with local fire and health codes.

v. Financial Plan/Organizational Structure and capacity/prior experience and qualifications of organization to carry out the program.

The mission of CPC Behavioral Healthcare is to prevent or treat disorders in the way people think, feel, learn and act. CPC’s services increase skills and competencies and decrease problem behaviors. CPC’s philosophy is to deal with the clients’ entire milieu, which includes families, employers, schools and other aspects of the clients’ environment, which can contribute to a successful treatment outcome. CPC Behavioral Healthcare (formerly the Children’s Psychiatric Center) was founded in 1960 by a group of concerned citizens who recognized the need for mental health services for children in Monmouth County. CPC has added numerous programs and services based on the changing needs of the community. While starting off as a child guidance clinic, CPC has since added the following programs: mental health rehabilitation for adults, special education for severely emotionally disturbed children ages 5-21 years, residential group homes, foster care, employee assistance programs and substance abuse treatment for adolescents and adults. In the late 1970s, CPC assumed responsibility for a community-based program for adults with serious and persistent mental illness to better serve the clients. Two new programs for this population were recently added, providing assistance for those re-entering the community after being discharged from a psychiatric hospital to help reduce rehospitalizations. Within the last decade, CPC Behavioral Healthcare started a special community-based program for severely and persistently mentally ill adults recently released from area psychiatric hospitals and living in Monmouth County, known as Programs for Assertive Community Treatment (PACT). The goal of the program is to prevent excessive inpatient care, promote community integration and help increase the quality of life. The second program launched by CPC in the 1990s was Integrated Case Management Services (ICMS) to help people recently released from state psychiatric hospitals to adjust to living in the community. The goal of the program is to prevent unnecessary hospitalizations and help the client live as productive a life as possible by making sure he/she receives all necessary and appropriate services. CPC has added several programs that address
the needs of Youth at-risk. These programs are the Children’s Mobile Response and Stabilization Program for Monmouth County children with a history of mental illness and Circle of Friends, an after-school program for at-risk children ages 7 – 12 years. An additional program, In-Home Counseling Services, also provides services for high-risk youth in their homes. The goal of all these programs is to keep these children in a placement within the community, either with family or a foster family, versus an institutional setting. Currently, CPC has 430 staff members consisting of full-time, part-time, professional, para-professional and support staff. The professional staff is comprised of psychiatrists, licensed psychologists and social workers, case managers, nurses, special education teachers, human service workers and other mental health professionals. Last year, CPC Behavioral Healthcare treated 6,300 children, adolescents, adults and families.

Regarding the Agency’s financial plan, the Agency has $30 million operating budget. We are an established entity with over 50 years experience in the industry. We currently house many of our customers in temporary housing scattered throughout the state, be it motels, boarding homes, etc. The receipt, through the homeless assistance conveyance, of any number of units would gather these individuals into a more centrally located area. The costs to maintain the units could be easily worked into our current operating budget by shifting resources, and not necessarily requiring the generation of new resources. Rents currently paid to house these consumers could be shifted toward the maintenance an ongoing upkeep of the properties. We would continue to access funds through the States rental subsidy program to supplement our client’s rent paying abilities.

vi. **Time required to commence carrying out the program.**

CPC Behavioral Healthcare envisions an immediate start up of the program upon acquisition of the housing units and with accordance of certificate of occupancy and code enforcement. Upon completion of all physical site approval to meet local zoning and code enforcement rules, the agency will be able to place individuals in these housing slots within a one-month time frame.
April 4, 2008

Rick Harrison,
Deputy Director, PMERPA
2-12 Corbett Way, Suite C
Eatontown, NJ 07724

Dear Mr. Harrison:

As requested, enclosed please find our most recent audited financial statement. Please let me know if you require any additional information.

Sincerely,

[Signature]
John Mans
President & CEO

JM:pen
Enclosure
CPC BEHAVIORAL HEALTHCARE, INC.

Financial Statements

and

Independent Auditors’ Report

June 30, 2007 and 2006
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<td>11</td>
</tr>
</tbody>
</table>
To the Board of Directors of
CPC Behavioral Healthcare, Inc.

INDEPENDENT AUDITORS' REPORT

We have audited the accompanying statements of financial position of CPC Behavioral Healthcare, Inc. (the "Center") as of June 30, 2007 and 2006, and the related statements of activities and changes in net assets, cash flows, functional expenses, functional expenses -- program services and functional expenses -- supporting services for the years then ended. These financial statements are the responsibility of the Center's management. Our responsibility is to express an opinion on these financial statements based on our audits.

We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of CPC Behavioral Healthcare, Inc. as of June 30, 2007 and 2006, and the changes in its net assets and its cash flows for the years then ended, in conformity with accounting principles generally accepted in the United States of America.

In accordance with Government Auditing Standards, we have also issued a report dated September 27, 2007 on our consideration of the Center's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards and should be considered in assessing the results of our audits.

M.D. Oppenheim & Company, P.C.

September 27, 2007
# CPC BEHAVIORAL HEALTHCARE, INC.
## Statements of Financial Position
### June 30, 2007 and 2006

## Assets

<table>
<thead>
<tr>
<th></th>
<th>2007</th>
<th>2006</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash and cash equivalents</td>
<td>$3,429,022</td>
<td>$3,457,835</td>
</tr>
<tr>
<td>Accounts receivable:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Government grants</td>
<td>214,477</td>
<td>618,145</td>
</tr>
<tr>
<td>Patient fees, net of allowance for doubtful accounts of $356,426 and $266,109 for 2007 and 2006, respectively</td>
<td>305,194</td>
<td>323,649</td>
</tr>
<tr>
<td>Tuition, net of allowance for doubtful accounts of $25,640 in both 2007 and 2006</td>
<td>964,131</td>
<td>582,890</td>
</tr>
<tr>
<td>Other</td>
<td>42,162</td>
<td>35,306</td>
</tr>
<tr>
<td>Due from CPC Foundation, Inc.</td>
<td>1,470,838</td>
<td>1,136,298</td>
</tr>
<tr>
<td>Prepaid expenses and other assets</td>
<td>720,912</td>
<td>700,756</td>
</tr>
<tr>
<td>Land, buildings and equipment, net</td>
<td>4,076,299</td>
<td>4,676,454</td>
</tr>
<tr>
<td>Deferred costs, net</td>
<td>51,124</td>
<td>76,854</td>
</tr>
<tr>
<td><strong>Total assets</strong></td>
<td><strong>$11,274,159</strong></td>
<td><strong>$11,608,187</strong></td>
</tr>
</tbody>
</table>

## Liabilities and Net Assets

<table>
<thead>
<tr>
<th></th>
<th>2007</th>
<th>2006</th>
</tr>
</thead>
<tbody>
<tr>
<td>Liabilities:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accounts payable and accrued expenses</td>
<td>$4,128,962</td>
<td>$4,487,721</td>
</tr>
<tr>
<td>Refundable advance</td>
<td>400,000</td>
<td>400,000</td>
</tr>
<tr>
<td>Long-term debt</td>
<td>3,415,000</td>
<td>3,610,000</td>
</tr>
<tr>
<td>Interest rate swap contract</td>
<td>169,094</td>
<td>149,785</td>
</tr>
<tr>
<td><strong>Total liabilities</strong></td>
<td><strong>8,113,056</strong></td>
<td><strong>8,647,506</strong></td>
</tr>
</tbody>
</table>

## Commitments and contingencies

|                      |            |            |
| Net assets - unrestricted | 3,161,103 | 2,960,681 |
| **Total liabilities and unrestricted net assets** | **$11,274,159** | **$11,608,187** |

The accompanying notes are an integral part of these financial statements.
CPC BEHAVIORAL HEALTHCARE, INC.
Statements of Activities and Changes in Net Assets
Years ended June 30, 2007 and 2006

<table>
<thead>
<tr>
<th></th>
<th>2007</th>
<th>2006</th>
</tr>
</thead>
<tbody>
<tr>
<td>Operating revenue and support:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Government contracts</td>
<td>$8,748,436</td>
<td>$8,311,541</td>
</tr>
<tr>
<td>Tuition</td>
<td>13,222,244</td>
<td>12,395,292</td>
</tr>
<tr>
<td>Patient fees</td>
<td>6,441,366</td>
<td>6,050,819</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>634,313</td>
<td>354,988</td>
</tr>
<tr>
<td>Contributions</td>
<td>334,539</td>
<td>649,577</td>
</tr>
<tr>
<td>Total operating revenue and support</td>
<td>29,380,898</td>
<td>27,762,217</td>
</tr>
</tbody>
</table>

Expenses:

<table>
<thead>
<tr>
<th>Program services:</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Child/Adolescent services</td>
<td>1,572,997</td>
<td>1,485,772</td>
</tr>
<tr>
<td>Adult services</td>
<td>5,839,458</td>
<td>5,702,845</td>
</tr>
<tr>
<td>Outpatient services</td>
<td>2,971,425</td>
<td>2,659,614</td>
</tr>
<tr>
<td>Residential services</td>
<td>3,514,971</td>
<td>3,544,869</td>
</tr>
<tr>
<td>High Point Schools</td>
<td>11,406,477</td>
<td>11,316,697</td>
</tr>
<tr>
<td>Employee Assistance Program</td>
<td>156,811</td>
<td>158,045</td>
</tr>
<tr>
<td>Total program services</td>
<td>25,462,139</td>
<td>24,867,842</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Supporting services:</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>General and administrative</td>
<td>3,108,210</td>
<td>3,469,151</td>
</tr>
<tr>
<td>Development and community relations</td>
<td>299,228</td>
<td>337,649</td>
</tr>
<tr>
<td>Total supporting services</td>
<td>3,407,438</td>
<td>3,806,800</td>
</tr>
<tr>
<td>Total operating expenses</td>
<td>28,869,577</td>
<td>28,674,642</td>
</tr>
</tbody>
</table>

Changes in unrestricted net assets from operations

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>511,321</td>
<td>(912,425)</td>
</tr>
</tbody>
</table>

Nonoperating:

<table>
<thead>
<tr>
<th>Other income, net</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Gain (loss) on interest rate swap contract</td>
<td>(19,310)</td>
<td>206,599</td>
</tr>
<tr>
<td>Total nonoperating</td>
<td>179,820</td>
<td>323,601</td>
</tr>
</tbody>
</table>

Changes in unrestricted net assets

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>691,141</td>
<td>(588,824)</td>
</tr>
</tbody>
</table>

Unrestricted net assets, beginning of year

<table>
<thead>
<tr>
<th>Change in unrestricted net assets due to implementation of SPAS 158</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>(490,719)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Unrestricted net assets, beginning of year adjusted

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2,469,962</td>
<td>3,549,505</td>
</tr>
</tbody>
</table>

Unrestricted net assets, end of year

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>$3,161,103</td>
<td>$2,960,681</td>
<td></td>
</tr>
</tbody>
</table>

The accompanying notes are an integral part of these financial statements.
CPC BEHAVIORAL HEALTHCARE, INC.
Statements of Cash Flows
Years ended June 30, 2007 and 2006

<table>
<thead>
<tr>
<th>Operating activities:</th>
<th>2007</th>
<th>2006</th>
</tr>
</thead>
<tbody>
<tr>
<td>Changes in net assets</td>
<td>$ 200,422</td>
<td>$(588,824)</td>
</tr>
<tr>
<td>Adjustments to reconcile changes in net assets to net cash provided by (used in) operating activities:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Depreciation and amortization</td>
<td>747,950</td>
<td>784,448</td>
</tr>
<tr>
<td>(Gain) loss on transfer of fixed assets</td>
<td>-</td>
<td>$(28,200)</td>
</tr>
<tr>
<td>(Gain) loss on interest rate swap contract</td>
<td>19,309</td>
<td>$(206,599)</td>
</tr>
<tr>
<td>Changes in operating assets and liabilities:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accounts receivable:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Government grants</td>
<td>403,668</td>
<td>$(205,343)</td>
</tr>
<tr>
<td>Patient fees</td>
<td>18,455</td>
<td>139,991</td>
</tr>
<tr>
<td>Tuition</td>
<td>$(381,241)</td>
<td>1,727,680</td>
</tr>
<tr>
<td>Other</td>
<td>$(6,856)</td>
<td>4,180</td>
</tr>
<tr>
<td>Due from CPC Foundation, Inc.</td>
<td>$(334,540)</td>
<td>$(8,578)</td>
</tr>
<tr>
<td>Prepaid expenses and other assets</td>
<td>$(20,156)</td>
<td>34,726</td>
</tr>
<tr>
<td>Accounts payable and accrued expenses</td>
<td>$(358,759)</td>
<td>588,634</td>
</tr>
<tr>
<td>Net cash provided by operating activities</td>
<td>$288,252</td>
<td>$2,242,115</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Investing activities:</th>
<th>2007</th>
<th>2006</th>
</tr>
</thead>
<tbody>
<tr>
<td>Expenditures for buildings and equipment</td>
<td>$(122,065)</td>
<td>$(538,150)</td>
</tr>
<tr>
<td>Net cash used in investing activities</td>
<td>$(122,065)</td>
<td>$(538,150)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Financing activities – payments of long-term debt</th>
<th>2007</th>
<th>2006</th>
</tr>
</thead>
<tbody>
<tr>
<td>(195,000)</td>
<td>(185,000)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Net increase in cash and cash equivalents</th>
<th>2007</th>
<th>2006</th>
</tr>
</thead>
<tbody>
<tr>
<td>(28,813)</td>
<td>1,518,965</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Cash and cash equivalents, beginning of year</th>
<th>2007</th>
<th>2006</th>
</tr>
</thead>
<tbody>
<tr>
<td>3,457,835</td>
<td>1,938,870</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Cash and cash equivalents, end of year</th>
<th>2007</th>
<th>2006</th>
</tr>
</thead>
<tbody>
<tr>
<td>$3,429,022</td>
<td>$3,457,835</td>
<td></td>
</tr>
</tbody>
</table>

Supplemental disclosure of cash flow data:

<table>
<thead>
<tr>
<th>Interest paid</th>
<th>2007</th>
<th>2006</th>
</tr>
</thead>
<tbody>
<tr>
<td>$173,103</td>
<td>$182,220</td>
<td></td>
</tr>
</tbody>
</table>

The accompanying notes are an integral part of these financial statements.
<table>
<thead>
<tr>
<th></th>
<th>Program Services</th>
<th>Supporting Services</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Salaries</td>
<td>$16,770,632</td>
<td>$1,759,836</td>
<td>$18,530,468</td>
</tr>
<tr>
<td>Payroll taxes and employee benefits</td>
<td>4,328,796</td>
<td>445,463</td>
<td>4,774,259</td>
</tr>
<tr>
<td>Consultants</td>
<td>486,893</td>
<td>133,474</td>
<td>620,367</td>
</tr>
<tr>
<td>Rent</td>
<td>456,789</td>
<td>84,126</td>
<td>540,915</td>
</tr>
<tr>
<td>Utilities</td>
<td>293,679</td>
<td>10,126</td>
<td>303,805</td>
</tr>
<tr>
<td>Telephone</td>
<td>160,511</td>
<td>29,307</td>
<td>189,818</td>
</tr>
<tr>
<td>Office supplies and expenses</td>
<td>78,251</td>
<td>26,574</td>
<td>104,825</td>
</tr>
<tr>
<td>Staff travel and promotion</td>
<td>24,496</td>
<td>3,888</td>
<td>28,384</td>
</tr>
<tr>
<td>Janitorial supplies and service</td>
<td>137,080</td>
<td>11,057</td>
<td>148,137</td>
</tr>
<tr>
<td>Dues and subscriptions</td>
<td>22,689</td>
<td>21,466</td>
<td>44,155</td>
</tr>
<tr>
<td>Conference and conventions</td>
<td>41,342</td>
<td>10,958</td>
<td>52,300</td>
</tr>
<tr>
<td>Program supplies</td>
<td>262,951</td>
<td>15,876</td>
<td>278,827</td>
</tr>
<tr>
<td>Program allowance</td>
<td>215,879</td>
<td>420</td>
<td>216,999</td>
</tr>
<tr>
<td>Computer expense</td>
<td>118,686</td>
<td>26,212</td>
<td>144,898</td>
</tr>
<tr>
<td>Professional fees</td>
<td>26,000</td>
<td>40,151</td>
<td>66,151</td>
</tr>
<tr>
<td>Administrative</td>
<td>11,538</td>
<td>7,833</td>
<td>19,371</td>
</tr>
<tr>
<td>Maintenance and equipment</td>
<td>75,298</td>
<td>63,888</td>
<td>139,186</td>
</tr>
<tr>
<td>Interest and bank fees</td>
<td>237,377</td>
<td>20,681</td>
<td>258,058</td>
</tr>
<tr>
<td>Equipment rental</td>
<td>44,137</td>
<td>6,711</td>
<td>50,848</td>
</tr>
<tr>
<td>Buildings and general maintenance</td>
<td>281,753</td>
<td>7,515</td>
<td>289,268</td>
</tr>
<tr>
<td>Postage</td>
<td>10,751</td>
<td>21,555</td>
<td>32,306</td>
</tr>
<tr>
<td>Printing</td>
<td>12,384</td>
<td>6,069</td>
<td>18,453</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>22,602</td>
<td>1,601</td>
<td>24,203</td>
</tr>
<tr>
<td>Food</td>
<td>217,247</td>
<td>4,415</td>
<td>221,662</td>
</tr>
<tr>
<td>Recruitment</td>
<td>12,648</td>
<td>49,949</td>
<td>62,597</td>
</tr>
<tr>
<td>Automobile expense</td>
<td>219,094</td>
<td>21,684</td>
<td>240,778</td>
</tr>
<tr>
<td>Staff training</td>
<td>35,082</td>
<td>12,625</td>
<td>47,707</td>
</tr>
<tr>
<td>Minor equipment</td>
<td>66,834</td>
<td>9,510</td>
<td>76,344</td>
</tr>
<tr>
<td>Insurance</td>
<td>195,369</td>
<td>418,626</td>
<td>613,995</td>
</tr>
<tr>
<td>Depreciation and amortization:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grant funded assets</td>
<td>127,125</td>
<td></td>
<td>127,125</td>
</tr>
<tr>
<td>Agency funded assets</td>
<td>468,226</td>
<td>135,842</td>
<td>604,068</td>
</tr>
<tr>
<td>Total</td>
<td>$25,462,139</td>
<td>$3,407,438</td>
<td>$28,869,577</td>
</tr>
</tbody>
</table>

The accompanying notes are an integral part of these financial statements.
CPC BEHAVIORAL HEALTHCARE, INC.
Statements of Functional Expenses (Cont.)
Year ended June 30, 2006

<table>
<thead>
<tr>
<th></th>
<th>Total Program Services</th>
<th>Total Supporting Services</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Salaries</td>
<td>$ 15,675,605</td>
<td>$ 1,744,335</td>
<td>$ 17,419,940</td>
</tr>
<tr>
<td>Payroll taxes and employee benefits</td>
<td>5,125,502</td>
<td>567,599</td>
<td>5,693,101</td>
</tr>
<tr>
<td>Consultants</td>
<td>489,553</td>
<td>163,832</td>
<td>653,385</td>
</tr>
<tr>
<td>Rent</td>
<td>361,643</td>
<td>283,649</td>
<td>645,292</td>
</tr>
<tr>
<td>Utilities</td>
<td>274,284</td>
<td>10,965</td>
<td>285,249</td>
</tr>
<tr>
<td>Telephone</td>
<td>167,612</td>
<td>82,860</td>
<td>250,472</td>
</tr>
<tr>
<td>Office supplies and expenses</td>
<td>71,756</td>
<td>19,448</td>
<td>91,204</td>
</tr>
<tr>
<td>Staff travel and promotion</td>
<td>25,037</td>
<td>2,981</td>
<td>28,018</td>
</tr>
<tr>
<td>Janitorial supplies and service</td>
<td>126,806</td>
<td>21,228</td>
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The accompanying notes are an integral part of these financial statements.
The accompanying notes are an integral part of these financial statements.
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The accompanying notes are an integral part of these financial statements.
CPC BEHAVIORAL HEALTHCARE, INC.
Statements of Functional Expenses - Supporting Services
Year ended June 30, 2007

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<th>Total Supporting Services</th>
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Totals                                          | $ 3,108,210                 | $ 299,228                          | $ 3,407,438               |

The accompanying notes are an integral part of these financial statements.
CPC BEHAVIORAL HEALTHCARE, INC.
Statements of Functional Expenses - Supporting Services (Cont.)
Year ended June 30, 2006

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<tr>
<td>Totals</td>
<td>$ 3,469,151</td>
<td>$ 337,649</td>
<td>$ 3,806,800</td>
</tr>
</tbody>
</table>

The accompanying notes are an integral part of these financial statements.
1. Operations:

CPC Behavioral Healthcare, Inc. (the "Center") is a nonprofit organization which provides a broad range of behavioral health and educational services in Monmouth County, New Jersey through various programs that respond to the needs of children and adults in the community.

2. Summary of significant accounting policies:

Basis of presentation

The accompanying financial statements have been prepared on the accrual basis of accounting in conformity with accounting principles generally accepted in the United States of America.

Concentrations and use of estimates

A significant portion of the Center's revenue is received from or passed through the State of New Jersey.

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Cash and cash equivalents

Cash and cash equivalents include all cash balances and highly liquid investments with a maturity of three months or less when acquired. The Center places its temporary cash investments with high credit quality financial institutions. At times, such investments may exceed federally insured limits.

Land, buildings and equipment

Land, buildings and equipment are recorded at cost, except for donated assets which are recorded at fair value at the date of donation. Depreciation and amortization is computed by the straight-line method based on the estimated useful lives of the related assets.

Deferred costs

Costs incurred in connection with obtaining long-term debt are being amortized on a straight-line basis over the term of the debt. Amortization expense amounted to $25,730 and $20,270 for the years ending June 30, 2007 and 2006, respectively.
2. Summary of significant accounting policies (Cont.):

Support and revenue recognition

Grant income

Government grants are recognized as support and revenue during the period the related services are provided. Government grants received prior to providing services are deferred to future periods. Revenue from patient fees, consultation and tuition are recognized when earned.

Contributions

Contributions received are recorded as unrestricted, temporarily restricted or permanently restricted support depending on the existence and/or nature of any donor restrictions.

Donated services

No amounts have been reflected in the financial statements for donated services as they do not meet the recognition criteria. The Center pays for most services that require specific expertise. However, many individuals volunteer their time and perform a variety of tasks that assist the Center with specific programs, fundraising and various committee assignments.

Interest rate swap contract

The Center utilizes derivative financial instruments to reduce interest rate risk. The Center does not hold or issue derivative financial instruments for trading purposes. The Center recognizes all derivatives as either assets or liabilities in the statements of financial position and measures those instruments at fair value. Changes in the fair value of those instruments are reported in changes in net assets.

Income taxes

The Center was incorporated in New Jersey as an organization not for pecuniary profit and is exempt from Federal income tax under Section 501(c)(3) of the Internal Revenue Code.

Change in Accounting Principles – Change for New Pronouncement

On September 29, 2006, the Financial Accounting Standards Board issued SFAS 158 Employers’ Accounting for Defined Benefit Pension and Other Postretirement Plans. SFAS 158 significantly changes the method of measuring a defined benefit plan sponsor’s prepaid asset or liability. SFAS 158 requires that a plan sponsor recognize the funded status of the plan in its statement of financial position. The funded status of the defined benefit plan is measured as the excess (deficit) of the plan assets over (under) the plan’s projected benefit obligations. As required, SFAS 158 was implemented during fiscal year end June 30, 2007 resulting in an adjustment to decrease net assets for $490,719.
3. Land, buildings and equipment:

A summary of land, buildings and equipment follows:

<table>
<thead>
<tr>
<th></th>
<th>Estimated Useful Lives</th>
<th>2007</th>
<th>2006</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land</td>
<td>$ 427,953</td>
<td>$ 427,953</td>
<td></td>
</tr>
<tr>
<td>Buildings and building improvements</td>
<td>8,471,012</td>
<td>8,376,341</td>
<td></td>
</tr>
<tr>
<td>Leasehold improvements</td>
<td>10 years</td>
<td>170,396</td>
<td>170,396</td>
</tr>
<tr>
<td>Furniture, fixtures and equipment</td>
<td>3-5 years</td>
<td>2,556,549</td>
<td>2,537,791</td>
</tr>
<tr>
<td>Construction in progress</td>
<td>19,280</td>
<td>10,644</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>11,645,190</td>
<td>11,523,125</td>
</tr>
<tr>
<td>Less: accumulated depreciation</td>
<td></td>
<td>7,568,891</td>
<td>6,846,671</td>
</tr>
<tr>
<td>Totals</td>
<td></td>
<td>$ 4,076,299</td>
<td>$ 4,676,454</td>
</tr>
</tbody>
</table>

4. Long-term debt:

In April 1999, the Center received financing through the New Jersey Economic Development Authority Bonds (CPC Behavioral Healthcare, Inc. Project) Series 1999A in the amount of $3,795,000 and Series 1999B in the amount of $800,000 (collectively, the "Bonds"). The proceeds from the Bonds were used to payoff the existing mortgages of the Center.

Interest is payable monthly at a variable rate based on market conditions. Principal payments on the Series 1999A Bonds are due annually on March 1 beginning in 2006 until maturity, March 1, 2019. Principal payments on the Series 1999B Bonds were due annually on March 1 beginning in 2000 until maturity, March 1, 2005. The Center is required to make monthly principal payments equivalent to one-twelfth of the annual principal due on the Bonds into a sinking fund.

The Center entered into an interest rate swap contract to reduce the impact on interest expense of fluctuations in interest rates on $3,610,000 notional principal amount of its variable rate debt. The contract effectively converted the variable rate to a fixed rate of 4.86% on the Series 1999A Bonds. In accordance with SFAS 133, the Center has recorded a liability for the present value of the increase in interest cost over the remaining term of the debt. At June 30, 2007 and 2006 the fair value of the interest rate swap contract was a liability of $169,094 and $149,785, respectively.
4. Long-term debt (Cont.):

In accordance with the Bond agreements, the Bonds are secured by a letter of credit which in turn is secured by mortgages on the Center's premises. As of June 30, 2007 and 2006, the available aggregate amount of the letters of credit is $3,479,557 and $3,678,244, respectively. Fees for the letters of credit are payable annually at a rate of .75%. The Bond agreements require the Center to comply with certain covenants, including maintaining minimum net assets and a debt to net asset ratio.

Principal amounts due under the Bonds in each of the five years subsequent to June 30, 2007 are as follows:

<table>
<thead>
<tr>
<th>Year ending June 30</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>2008</td>
<td>$ 205,000</td>
</tr>
<tr>
<td>2009</td>
<td>215,000</td>
</tr>
<tr>
<td>2010</td>
<td>225,000</td>
</tr>
<tr>
<td>2011</td>
<td>235,000</td>
</tr>
<tr>
<td>2012</td>
<td>245,000</td>
</tr>
<tr>
<td>Thereafter</td>
<td>2,290,000</td>
</tr>
<tr>
<td></td>
<td><strong>$2,415,000</strong></td>
</tr>
</tbody>
</table>

Total interest expense for the years ended June 30, 2007 and 2006 was $173,103 and $182,220, respectively.

5. Pension plan:

The Center maintains a noncontributory defined benefit pension plan covering all eligible full time employees. There has been a plan curtailment during 2006 due to the freezing of benefit accruals as of June 30, 2006. On February 13, 2006 the board approved a resolution to terminate the plan at a date to be determined following receipt of regulatory approval. In accordance with the terms and conditions of the Plan and any rules or regulations promulgated by the Pension Benefit Guaranty Corporation and the Internal Revenue Service, the Center estimates to liquidate by mid to late calendar year 2007. The Center has recognized a curtailment gain of $5,032,706 as of the June 30, 2006 measurement date. The Center's funding policy is to contribute amounts recommended by consulting actuaries that are allowable under the Employee Retirement Income Security Act of 1974. The Center uses a June 30 measurement date.
5. Pension plan (Cont.):

Obligations and Funded Status

<table>
<thead>
<tr>
<th></th>
<th>2007</th>
<th>2006</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fair value of plan assets at June 30</td>
<td>$15,129,337</td>
<td>$14,071,280</td>
</tr>
<tr>
<td>Benefit obligation at June 30</td>
<td>16,467,720</td>
<td>17,379,215</td>
</tr>
<tr>
<td>Funded status</td>
<td>140,000</td>
<td>100,000</td>
</tr>
<tr>
<td>Accrued benefit cost recognized in the statement of financial position</td>
<td>(1,338,383)</td>
<td>(3,307,935)</td>
</tr>
<tr>
<td>Benefit cost</td>
<td>203,839</td>
<td>1,612,654</td>
</tr>
<tr>
<td>Employer contributions</td>
<td>1,526,187</td>
<td>680,000</td>
</tr>
<tr>
<td>Plan participants’ contributions</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Benefits paid</td>
<td>44,554</td>
<td>673,952</td>
</tr>
</tbody>
</table>

The accumulated benefit obligation for all defined benefit pension plans was $16,467,720 and $17,379,215 at June 30, 2007 and 2006, respectively.

Assumptions

<table>
<thead>
<tr>
<th></th>
<th>2007</th>
<th>2006</th>
</tr>
</thead>
<tbody>
<tr>
<td>Weighted-average assumptions used to determine benefit obligations at June 30:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Discount rate</td>
<td>5.00%</td>
<td>5.00%</td>
</tr>
<tr>
<td>Weighted-average assumptions used to determine net periodic benefit cost for years ended June 30:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Discount rate</td>
<td>5.00%</td>
<td>5.50%</td>
</tr>
<tr>
<td>Expected long-term return on plan assets</td>
<td>5.00%</td>
<td>8.00%</td>
</tr>
<tr>
<td>Rate of compensation increase</td>
<td>N/A</td>
<td>4.46%</td>
</tr>
</tbody>
</table>

Cash Flows

The Company expects to contribute $1,338,383 to its pension plan in 2008.

The following benefit payments, which reflect expected future service, as appropriate, are expected to be paid:

<table>
<thead>
<tr>
<th>Pension Benefits</th>
</tr>
</thead>
<tbody>
<tr>
<td>2008</td>
</tr>
<tr>
<td>2009 – 2017</td>
</tr>
</tbody>
</table>
5. Pension plan (Cont.):

The Center's pension plan weighted average asset allocations at June 30, 2007 and 2006, by asset category, are as follows:

<table>
<thead>
<tr>
<th>Asset category</th>
<th>Percentage of Plan Assets</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2007</td>
</tr>
<tr>
<td>Equity securities</td>
<td>-0%</td>
</tr>
<tr>
<td>Debt securities</td>
<td>100%</td>
</tr>
<tr>
<td>Total</td>
<td>100%</td>
</tr>
</tbody>
</table>

Historical and future expected returns of multiple asset classes were analyzed to develop a risk-free real rate of return and risk premiums for each asset class. The overall rate for each asset class was developed by combining a long term inflation component, the risk-free real rate of return, and the associated risk premium. A weighted average rate was developed based on those overall rates and the target asset allocation of the plan.

6. Commitments and contingencies:

Leases

Effective April 1, 2005, the Center entered into a noncancellable seven year lease agreement to rent office space in Eatontown, New Jersey, with a five-year option to renew at fair market value.

At June 30, 2007, the Center is obligated under other noncancellable operating leases for various office and program facilities and equipment through April 2012. In addition, the Center leases on a month-to-month basis various program facilities. The Center is a sublessor of an office facility which expires in February 2008. Rental expenses, net of subleases, charged to operations under these leases amounted to $645,292 and $514,966 in 2007 and 2006, respectively.

Minimum rental payments required under the leases in years subsequent to June 30, 2007 are as follows:

<table>
<thead>
<tr>
<th>Year ending June 30,</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>2008</td>
<td>$113,791</td>
</tr>
<tr>
<td>2009</td>
<td>119,573</td>
</tr>
<tr>
<td>2010</td>
<td>122,188</td>
</tr>
<tr>
<td>2011</td>
<td>74,471</td>
</tr>
<tr>
<td>2012</td>
<td>70,125</td>
</tr>
<tr>
<td>2013</td>
<td>17,531</td>
</tr>
</tbody>
</table>
6. Commitments and contingencies (Cont.):

Refundable advance

In connection with the purchase, renovation and operation of an outpatient mental health facility, during 1996 the Center entered into an agreement with the New Jersey Department of Human Services ("NJDHS") which provided the Center with a noninterest bearing advance totaling $400,000 in exchange for a promissory note and mortgage against the facility. The term of the agreement is through March 9, 2016 and provides NJDHS with the following options at expiration: NJDHS may require the Center to repay the mortgage amount; NJDHS may purchase the Center's interest in the facility at fair market value; and/or NJDHS may extend the term of the agreement. At each of the years ending June 30, 2007 and 2006, $400,000 has been drawn under the agreement which has been recorded as a refundable advance in the statements of financial position.

Government contracts

Government contracts require fulfillment of certain basic conditions as set forth in the contract agreement. Failure to fulfill the conditions may result in the return of part or all of the funds (or the assets these funds were used to purchase) to the government agencies. In management's opinion, all conditions of these contracts have been met.

In connection with the conduct of certain residential programs, the State of New Jersey has provided the Center with two residential buildings. Although title to the properties has been passed to the Center, the State retains all beneficial interest in the properties which will revert to the State upon termination of the programs. The State has perfected its interest in the properties by having the Center execute promissory notes aggregating approximately $319,000 which are secured by mortgage liens on the properties. Neither the properties nor the corresponding liabilities have been recorded in the accompanying financial statements.

7. CPC Foundation, Inc.

Certain members of the Center's Board of Trustees are also members of the Foundation's Board of Trustees. Included in contributions are $334,539 and $649,577 received from the Foundation in 2007 and 2006, respectively. At June 30, 2007 and 2006, amounts due from the Foundation represent contributions pledged.
October 17, 2007

Mr. John Mans
CPC Behavioral Healthcare
10 Industrial Way
Eatontown, NJ 07724

RE: County of Monmouth Department of Human Services Homeless NOI Submission

Dear Mr. Mans:

The Social Services Advisory Committee has been reviewing your NOI submission. The following is data that we have categorized as part of our review. It is requested that you review the accuracy of the data based on your submission and reply back to the undersigned prior to October 30, 2007.

<table>
<thead>
<tr>
<th>NOI Exhbit</th>
<th>Type</th>
<th>Population</th>
<th>Subpopulation</th>
<th>#Persons/Units</th>
<th>Exists/Expand/New</th>
<th>Land/Bldg</th>
<th>MGCCP Need Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>N</td>
<td>T</td>
<td>Single</td>
<td>Severely Mentally Ill</td>
<td>30/10</td>
<td>New and/or Expanding</td>
<td>Russel Allen and Pine Brook Units</td>
<td></td>
</tr>
</tbody>
</table>

* T = Transitional

The SSAC’s next meeting is scheduled on October 30, 2007 at 3 pm at the FMERPA office located in Eatontown. It is our intent to have this finalized by that time in order to move forward with the next phase of the Homeless NOI review. It would be appreciated to receive your comments prior to that meeting.

Should you have any questions, I can be reached at the phone number and email listed below. Thank you in advance for your timely response.

Sincerely,

[Signature]

Rick Harrison
Deputy Director

Fort Monmouth Economic Revitalization Planning Authority
Rick.harrison@fmepa.state.nj.us
732.935.5966
March 2, 2007

Mr. Rick Harrison
Deputy Director
Fort Monmouth Economic Revitalization
Planning Authority
12 Christopher Way
Bntonewtown, NJ 07724

Dear Mr. Harrison,

Attached, please find our Notice of Interest for surplus property at the U.S. Army Fort Monmouth Installation.

CPC Behavioral Healthcare is a non-profit organization seeking a homeless assistance conveyance to be implemented in conjunction with our already established Homeless Assistance Program. Under this program, we primarily target adults suffering with Mental Illness in Monmouth County who present with imminent or immediate homelessness issues. The goal of the of the program is to reduce the incidence of homelessness in the county and to increase the available housing stock in order to ensure viable quality housing to those individuals in need.

We look forward to helping the FMERPA realize its goals, and would hope to be a part of that effort.

Very truly yours,

John Muns
President and CEO
CPC Behavioral Healthcare

Housing for Adults with Serious and Persistent Mental Illness
Homeless Assistance Program
NOI

i. Description of homeless assistance program that the homeless provider proposes to carry out (specify location)

CPC Behavioral Healthcare proposes a homeless assistance program to be implemented in conjunction with their already established Community and Outpatient programs that service adults suffering with Mental Illness in Monmouth County. CPC Behavioral Healthcare (CPC) would like to secure 10 housing structures on the grounds of Fort Monmouth that would supply anywhere from 1 to a maximum of 3 bedrooms per unit in order to provide quality housing for the clients that we serve.

The Homeless Assistance Program would primarily target mental health consumers in Monmouth County who present with imminent or immediate homelessness issues. The goal of the program is to reduce the incidence of homelessness in the county and to increase the available housing stock in order to ensure viable quality housing to those individuals in need.

Program Description:

Admission Criteria for Housing Program:
The following criteria must be met to be considered for admission to the Housing Program:
- Adult 18 years or older with primary psychiatric mental illness diagnoses residing in Monmouth County.
- Ability to perform self-care functions.
- Consumers waiting for Inpatient discharge are given priority (state or community).
- Ability to pay the costs of the apartment or other home.

Exclusionary Criteria:
- Those actively abusing or dependent on substances.
- Those exhibiting psychiatric symptoms and/or medical problems that result in behaviors that pose a danger to themselves, others and/or property and would inhibit the person’s ability to receive and participate in supportive housing services.
- Those with an inability to meet housing costs on a consistent basis.
- Medically non-compliant.
- Those experiencing suicidal/homicidal ideation or gestures.
- Those in need of continued nursing care.
- Those dangerous or harmful to self, others, or property.

b. Application Procedure and Intake Process
Consumers can be referred to the Housing Program from the following sources:

Inpatient Units
State Psychiatric Hospitals
Community Psychiatric Hospitals
CPC Behavioral Healthcare

CPC Program elements
The primary therapist/Case Manager will make the referral directly to the Program Coordinator via supportive housing referral form. The treatment team will review the chart. The Program Coordinator will evaluate the potential resident and, if deemed appropriate, will schedule an intake evaluation. Upon completion of the evaluation of the resident the placement will be effected and the Housing Case Manager will be assigned to the case.

Other Community Agencies
When a consumer from another agency is referred to the Housing Program, the following procedure will occur:

- The Community Agency will fill out a supportive housing referral form and fax/mail to CPC Behavioral Healthcare.
- The first available appointment with the Program Coordinator will be scheduled for intake assessment.
- The assessment will be reviewed with the treatment team and an acceptance/refusal will be relayed to the referral source.

CPC Behavioral Healthcare is committed to on-going collaboration toward continuum of care. As the level of supervised housing varies among county agencies, all attempts are made to work in tandem in order to ensure housing is available to serve individuals who present with issues of homelessness. Thus, ongoing practice of an inter-agency continuum is necessary in order to maximize utilization of beds.

Self-Referral
Self-referred individuals will be seen in the same manner as those referred from an outside agency.

Triage Process for Referrals
- All consumers who are deemed appropriate for admission, who are in an inpatient setting will be given first priority in placement.
- All consumers who are in a boarding home or other setting that is unsafe and/or unsanitary but who need housing and are deemed appropriate for admission will be given secondary priority in placement.
- All consumers who are deemed appropriate but there are no beds available at the time of application will be put on a waiting list and/or depending on their triage status and needs be given assistance with appropriate referrals.

Inappropriate Applicants
The following procedures must be followed in the case of all ineligible applicants:
- The Program Coordinator must notify the consumer and referral source within two weeks of their status.
- The Program Coordinator must fully explain to the applicant and therapist/social worker/Case manager (when applicable) and family (whenever possible) the factual and clinical basis for refusal.
- The consumer will always be given alternative appropriate referrals in the community or recommendations for reapplication at another specified time.
c. Resolution for Disputed Referrals:
- Mental Health Clinician, Program Coordinator, and Division Director will review cases on an individualized basis.
- The parties will meet with the referral service/referred client to discuss recommendations.
- If client is denied service they may appeal the decision to the next level with in the organization to the Director of Quality Management (Ombuds-person).
- If the client is still dissatisfied with the decision the client may use the processes laid out in Client Rights including State Division of Mental Health Services Personnel.

d. The Program Coordinator will make all efforts to maintain the program census at capacity. This will be done through active weekly recruitment at Trenton Psychiatric Hospital, monthly recruitment through collaboration with all other Monmouth County Providers, and maintenance of a prioritized waiting list.

2. Termination Procedures

**Discharge Criteria:**
- The resident has received the maximum benefit offered by the program and suitable alternative housing (not a hospital or shelter) has been secured. Discharge would be in their best interests.
- They continue to behave in a manner, which threatens their community placement through inappropriate behaviors and/or interactions, indicating the need for a higher level of supervision. These behaviors include:
  - They are unable to follow basic rules necessary to live in the community even with repeated interventions and skill training.
  - They behave in a manner which is inappropriate and which breaks the law or causes the residence to violate its lease of other agreements.
- They leave the residence for thirty days (30) without informing staff that they will return.
- They refuse to participate in the services listed in the previously agreed upon treatment plan, have not offered a reasonable alternative plan of daily activities and there is another place available for them to live, other than a hospital or shelter.

**Administrative Procedure**

The discharge plan is incorporated into the treatment planning process. This process involves the consumer, staff, and family in an interactive process coordinated by the Housing Case Manager. All treatment plans for discharge and terminations are approved by the Program Coordinator and reviewed with the treatment team.

- The Program Coordinator will be kept apprised by the Housing Case Manager regarding the consumer's progress.
- Information on discharge or termination will be reported to the Adult Mental Health Services Division Director as needed or in supervision.
- The case management will be coordinated by the Housing Case Manager and treatment team and approved and reviewed by the Program Coordinator as needed or in supervision with Adult
Clinical Procedure
The following clinical procedure must be followed for all discharges from Supportive Housing Services:
- The assigned Housing Case Manager must fully explain to the consumer and discuss with the consumer the factual and clinical basis for discharge.
- Staff must offer the client the opportunity to speak with the agency ombudsperson and to follow the Client Complaint Procedure each client receives upon admission to the agency in the Client Handbook if other than a planned graduation from the residence.
- Staff must make a discharge plan and attempt to locate another setting for the client to live and identify other appropriate treatment services. A shelter for the homeless or a hospital shall not be considered an appropriate alternative residence.

Aftercare Follow-up
The treatment planning process coordinated by the Housing Case Manager, in conjunction with the consumer and the treatment staff will include preparation for the resident to be discharged while he/she is still living in residence. The outcome of discharge planning is a comprehensive aftercare program plan agreed upon by consumer and staff. The aftercare plan is aimed at maximizing the consumer's integration into the community and gradually minimizing the consumer's involvement with Housing Program. Upon discharge from the Housing Program the Housing Case Manager will continue to meet with the consumer on an as needed basis for a maximum of six (6) months on an outreach basis to provide support during this transitional period. Discharge from the Housing Program will ideally occur when the consumer displays necessary medical, psychological, social and economic skills for independent living and/or acceptance into Section 8 or Mainstream Housing programs.

Target Population and Geographic Area

The targeted population is those who suffer with serious and persistent mental illness. Most of the clients who will benefit from the housing beds are diagnosed as having schizophrenia or schizoaffective disorder. Other diagnoses include bipolar disorder or major depression. Approximately 70% of these clients are dually diagnosed, compounding the symptoms of their illness and complicating the effectiveness of their treatment. The clients considered for these slots range in age from 19 – 64 years of age.

The Housing slots will be accessible to any mental health consumer in Monmouth County. Housing remains one of the most critical components of successfully treating adults with serious and persistent mental illness. Over 700,000 Americans are without shelter and more than 2 million Americans will be in this circumstance during the course of a year. Thirty-three percent of the homeless population have a serious mental illness and approximately 50% of those who are homeless and mentally ill also have a substance abuse disorder, otherwise referred to as dually diagnosed. Adults who are dually diagnosed have behaviors that place them at high risk for eviction, arrest, jail and psychiatric hospitalization; and they are at the greatest risk for becoming homeless.
Overview of Service Package

Program Goals:

-To support and encourage the development of life skills required to sustain successful living with the community.
-All Housing and services shall be organized around the principle of consumer responsibility and participation.
-The Housing Program shall have a psychiatric rehabilitation focus to develop and improve skills necessary for successful community integration.
-Programming shall focus on empowering the consumer’s use of generic community supports to meet physical, psychological and social needs as a means to an improved quality of life and emotional well-being.
-Consumers shall live in the most normalized, least restrictive setting possible to promote individual growth and safety.
-To reduce the incidence of and length of stay of hospitalizations.

Services will include:

1. Activities of Daily Living Skills Training
   Skill development and training in activities of daily living are provided not only within the residence setting, but also through participation in the community, recreational, and educational activities. In order to facilitate consumers’ independence and to assist with strengthening of activities of daily living skills, all consumers entering residence will have made available to them.

2. Financial Assistance
   The opportunity to maintain a bank and/or checking account. The purpose of the account includes receiving assistance in learning how to budget, pay bills and to prepare for residence discharge.

3. Household Maintenance
   Assistance and training in all aspects of maintaining a clean and safe household to include life safety.

4. Food Purchasing, Preparation and Distribution
   Consumers will have weekly assistance with planning, preparing, and shopping. Clients will be transported as needed for shopping. Emphasis in planning/preparation will be geared toward good nutrition and healthy lifestyles.

5. Grooming/Hygiene Assistance
   The daily/weekly grooming/hygiene routines are scheduled and agreed upon by the consumers during treatment planning. The purpose of this is to learn how to maintain good physical health, a clean and neat appearance and enhance integration into the community.

6. Socialization
   In order to overcome social isolation and to promote positive social interaction, socialization activities are planned with the full participation of the consumers. It
affords consumers the opportunity to gain knowledge about socialization opportunities available in their community and to develop confidence in new activity oriented situations and increase their ability to plan their own leisure time. The activities will facilitate the consumer's reintegration into the community. This will ultimately enable consumers to partake in the important spheres of community life such as school, work, socialization and family life. The Housing Case Manager will consult consumers as to areas/events that interest them. The list of event and points of interest are mutually developed. The consumers ultimately discuss and choose the types of outings they would prefer. Social Recreation emphasis will include the objectives:

- To increase awareness and appreciation for points of interest in the community.
- To promote group and community participation in the preparation of trips.
- To reinforce use of cultural and recreational amenities in the community.
- To educate the means for planning/scheduling involved in the trip.
- To decrease social isolation.
- To provide social stimulation.
- To promote group cohesiveness and socialization.

vii. Transportation
Transportation will be provided only as it relates to Activities of Daily Living skills training, medical appointments and field trips. The consumer will be encouraged and trained, when able, to utilize modes of public transportation to assist them in becoming more independent and mobile in the community.

viii. Crisis Intervention
In-home or in-community emergency care is provided by Housing Case Managers who have direct access to the Program Coordinator via telephone or beeper, or their back-up for consultation and assistance. Riverview Medical Center's Crisis Hotline has access to all of the Case Managers and Mental Health Workers should an emergency arise. Response to the crisis will be rapid and flexible. Consumers have emergency help line telephone number posted by telephones in all residential facilities and are trained in their proper usage.

ix. Employment/Vocational Training
Will be provided via appropriate referral at the consumer request. CPC Behavioral Healthcare's Supported Employment Program, Division of Vocational Rehabilitation, Monmouth County Vocational Rehabilitation and varied Community Treatment Programs with pre-vocational emphasis will be referral sites.

x. Mental and Physical Healthcare
All consumers will be linked to primary psychiatric services and medical services at the site of their choice. Housing staff will ensure regular and ongoing communication and coordination of services.

xi. Benefits and Entitlements
Housing staff will make all necessary referrals, and transport as needed to the varied linkages such as Social Security, General Assistance, PAAD, Medicare, Medicaid, Section 8, Community Health Law Project.
ii. Program Need

Affordable housing is one of the most serious concerns for individuals who suffer with Mental Illness. A national survey indicates that New Jersey has the highest need for affordable housing, second only to Hawaii. In New Jersey, Monmouth County has the least amount of affordable housing in the state. Fifteen percent of the population in Monmouth County is affected by mental illness of which approximately 5% (31,779) struggle with the impact of serious and persistent mental illness. Approximately one-third to one-half of adults with serious and persistent mental illness is at-risk of losing their current housing placement.

Housing remains a critical component for successfully treating adults with serious and persistent mental illness, particularly in New Jersey. Thirty-three percent of the homeless population have a serious mental illness and approximately 50% of those who are homeless and mentally ill also have a substance abuse disorder, otherwise referred to as dually diagnosed. Adults who are dually diagnosed have behaviors that place them at high risk for eviction, arrest, jail, and psychiatric hospitalization; and they are at the greatest risk for becoming homeless.

A recent report released by the Housing and Community Development Network of New Jersey stated that New Jersey is the third most expensive state in the nation for renters. In fact, the cost of living for New Jersey residents is one-third higher than the national average. The fair market rent in Monmouth County for a 1-bedroom apartment is $1,003.00 and rent for a 2-bedroom apartment is $1,300.00. Most adults with serious and persistent mental illness depend upon Social Security Income (SSI), which pays $625.00 per month or $7,500.00 per year. This income must cover all living expenses including housing, food and medication. Additionally, Monmouth County, New Jersey has condemned and torn down more than 2,400 affordable housing units over the last decade. There is also a shortage of rental units in Monmouth County, particularly one-bedroom apartments, and even fewer low cost units.

There is only one homeless shelter in Monmouth County. This shelter system is not always a viable alternative for seriously mentally ill adults. The Monmouth County Shelter excludes any individual with a history of having problems with alcohol or drugs and has even excluded people with a history of being non-compliant with their medications. Another exclusionary criterion is having entitlements such as SSI. This may exclude individuals who have benefits, yet are unable to maintain housing due to financial hardship and/or lack of alternatives. As a result of these restrictive exclusionary criteria, the only shelter in Monmouth County rarely has more than 11 of its 35 beds filled at any given time.

Another factor that places adults with serious and persistent mental illness at-risk for becoming homeless is their tendency to reside in winter rentals near the shore. Generally, the rents increase substantially during the summer months. Most cannot afford the increases and find themselves without a place to live. Add to this a lucrative real estate market and many of the residences that provide affordable housing are selling the facilities, depleting the housing stock further. Last year, CPC lost another 11 units of affordable housing. Adults with serious and persistent mental illness must compete in a very competitive market where the mentally ill are not considered ideal or desired tenants. These individuals need a safe environment in which to remain until linkages can be made for permanent housing arrangements. Other housing options for adults with serious and persistent mental illness, particularly those requiring some mental health services, are severely limited. Without the
Respite Beds or the ability to provide temporary shelter in area motels, these people are uprooted and placed in a shelter in another county (also not easy to get into) or are left to survive on the street. CPC Behavioral Healthcare has been providing programs and services to this population for 25 years and has a team of experienced staff including psychiatrists, nurses, licensed social workers and case managers.

Monmouth County clients who will benefit from this housing are diagnosed as having schizophrenia or schizoaffective disorder. Other diagnoses include bipolar disorder (manic/depression), or major depression with psychotic features. Approximately 70% percent of these clients are dually diagnosed, compounding the symptoms of their illness and complicating the effectiveness of their treatment. The clients who will benefit from the Respite Bed range in age from 18 to 64 years. Most have minimal or, at best, sporadic family involvement and support. Candidates for the Respite Bed may include one, several or all of the following characteristics: actually homeless, potentially homeless, at-risk of hospitalization, have a need for increased care and supervision to maintain permanent residence, need interim placement prior to securing housing, or require short-term housing to gain entitlements. Last year, CPC provided services for 1,732 adults with serious and persistent mental illness through a number of programs for this population. The clients most likely to require the proposed house are those who participate in our PACT program (Programs for Assertive Community Treatment) and ICMS (Integrated Case Management Services). Currently 116 adults are receiving PACT services. New Jersey Division of Mental Health Services has a ceiling of 120 slots for this population in Monmouth County. Additionally, 304 adults receive the services of Integrated Case Management (ICMS) for a total of 420 individuals considered at higher risk for homelessness.

Priority for this housing will be given to PACT/ICMS clientele, since that population tends to have fewer resources in the community together with greater funding needs. However, Monmouth County adults who are not clients of CPC are eligible for the Respite Beds. CPC's staff provides its services free of charge to these individuals. Exclusionary criteria will include: those whose psychiatric disorder is in an acute phase and may be at harm to themselves or others; those who exhibit potentially disruptive or destructive behavior; those who are actively abusing alcohol or other substances; those who do not meet the criteria of having a persistent and serious mental illness. Referrals that are categorized exclusionary will have direct assistance with locating appropriate alternative housing options.

iii. Coordination of Services

The Monmouth County Mental Health system collaborates on a continuum of care for housing services. The Monmouth County Mental Health Board has a Professional Advisory Committee, which has an assigned sub-committee for Housing issues. In addition, collaboration between Division of Mental Health providers, social services and private, non-profit providers is a hallmark of the county. The priority of care and services is triaged for individuals presenting with homelessness or potential homelessness. Coordination of services both intra and inter agency within the county will be tantamount to the implementation and success of the housing program.
iv. Physical requirements necessary to carry out the program

CPC Behavioral Healthcare is requesting the availability of 10 housing units. During our tour we encountered numerous different structures on the Fort which would be suitable for our mission, ranging from the 3 bedroom historic homes, to the Russel Allen housing units, to the Pine Brook Units. Any unit, meeting our minimum requirements would be most welcome. The units requested should have the following physical requirements:

1. 1-3 bedrooms per each unit at a minimum of 60 square foot
2. 1-1.5 bathrooms per each unit
3. 1 kitchen per each unit
4. 1 living area per each unit at a minimum of 80 square foot
5. 1 dining area or kitchenette per unit

In addition, each housing unit should have sufficient access and egress areas in accordance with local fire and health codes.

v. Financial Plan/Organizational Structure and capacity/prior experience and qualifications of organization to carry out the program.

The mission of CPC Behavioral Healthcare is to prevent or treat disorders in the way people think, feel, learn and act. CPC's services increase skills and competencies and decrease problem behaviors. CPC’s philosophy is to deal with the clients’ entire milieu, which includes families, employers, schools and other aspects of the clients' environment, which can contribute to a successful treatment outcome.

CPC Behavioral Healthcare (formerly the Children’s Psychiatric Center) was founded in 1960 by a group of concerned citizens who recognized the need for mental health services for children in Monmouth County. CPC has added numerous programs and services based on the changing needs of the community. While starting off as a child guidance clinic, CPC has since added the following programs: mental health rehabilitation for adults, special education for severely emotionally disturbed children ages 5-21 years, residential group homes, foster care, employee assistance programs and substance abuse treatment for adolescents and adults. In the late 1970s, CPC assumed responsibility for a community-based program for adults with serious and persistent mental illness to better serve the clients. Two new programs for this population were recently added, providing assistance for those re-entering the community after being discharged from a psychiatric hospital to help reduce rehospitalizations. Within the last decade, CPC Behavioral Healthcare started a special community-based program for severely and persistently mentally ill adults recently released from area psychiatric hospitals and living in Monmouth County, known as Programs for Assertive Community Treatment (PACT). The goal of the program is to prevent excessive inpatient care, promote community integration and help increase the quality of life. The second program launched by CPC in the 1990s was Integrated Case Management Services (ICMS) to help people recently released from state psychiatric hospitals to adjust to living in the community. The goal of the program is to prevent unnecessary hospitalizations and help the client live as productive a life as possible by making sure he/she receives all necessary and appropriate services. CPC has added several programs that address
CPC Behavioral Healthcare

the needs of Youth at-risk. These programs are the Children’s Mobile Response and Stabilization Program for Monmouth County children with a history of mental illness and Circle of Friends, an after-school program for at-risk children ages 7 – 12 years. An additional program, In-Home Counseling Services, also provides services for high-risk youth in their homes. The goal of all these programs is to keep these children in a placement within the community, either with family or a foster family, versus an institutional setting. Currently, CPC has 430 staff members consisting of full-time, part-time, professional, para-professional and support staff. The professional staff is comprised of psychiatrists, licensed psychologists and social workers, case managers, nurses, special education teachers, human service workers and other mental health professionals. Last year, CPC Behavioral Healthcare treated 6,300 children, adolescents, adults and families.

Regarding the Agency’s financial plan, the Agency has $30 million operating budget. We are an established entity with over 50 years experience in the industry. We currently house many of our customers in temporary housing scattered throughout the state, be it motels, boarding homes, etc. The receipt, through the homeless assistance conveyance, of any number of units would gather these individuals into a more centrally located area. The costs to maintain the units could be easily worked into our current operating budget by shifting resources, and not necessarily requiring the generation of new resources. Rents currently paid to house these consumers could be shifted toward the maintenance an ongoing upkeep of the properties. We would continue to access funds through the States rental subsidy program to supplement our client’s rent paying abilities.

vi. Time required to commence carrying out the program.

CPC Behavioral Healthcare envisions an immediate start up of the program upon acquisition of the housing units and with accordance of certificate of occupancy and code enforcement. Upon completion of all physical site approval to meet local zoning and code enforcement rules, the agency will be able to place individuals in these housing slots within a one-month time frame.
i. Description of homeless assistance program that the homeless provider proposes to carry out

CPC Behavioral Healthcare proposes a homeless assistance program to be implemented in conjunction with their already established Community and Outpatient programs that service adults suffering with Mental Illness in Monmouth County. CPC Behavioral Healthcare (CPC) would like to secure 10 housing structures on the grounds of Fort Monmouth that would supply anywhere from 1 to a maximum of 3 bedrooms per unit in order to provide quality housing for the clients that we serve.

The Homeless Assistance Program would target mental health consumers in Monmouth County who present as homelessness. The goal of the program is to reduce the incidence of homelessness in the county and to increase the available housing stock in order to ensure viable quality housing to those individuals in need.

Program Description:

Admission Criteria for Housing Program:

The following criteria must be met to be considered for admission to the Housing Program:
- Adult 18 years or older with primary psychiatric mental illness diagnoses residing in Monmouth County.
- Ability to perform self-care functions.
- Consumers waiting for Inpatient discharge are given priority (state or community).
- Ability to pay the costs of the apartment or other home.
- Must meet the criteria and definition of homeless.

Exclusionary Criteria:
- Those actively abusing or dependent on substances.
- Those exhibiting psychiatric symptoms and/or medical problems that result in behaviors that pose a danger to themselves, others and/or property and would inhibit the person’s ability to receive and participate in supportive housing services.
- Those with an inability to meet housing costs on a consistent basis.
- Medically non-compliant.
- Those experiencing suicidal/homicidal ideation or gestures.
- Those in need of continued nursing care.
- Those dangerous or harmful to self, others, or property.

b. Application Procedure and Intake Process

Consumers can be referred to the Housing Program from the following sources:

Inpatient Units
- State Psychiatric Hospitals
Community Psychiatric Hospitals

CPC Program elements

The primary therapist/Case Manager will make the referral directly to the Program Coordinator via supportive housing referral form. The treatment team will review the chart. The Program Coordinator will evaluate the potential resident and, if deemed appropriate, will schedule an intake evaluation. Upon completion of the evaluation of the resident the placement will be effected and the Housing Case Manager will be assigned to the case.

Other Community Agencies

When a consumer from another agency is referred to the Housing Program, the following procedure will occur:

- The Community Agency will fill out a supportive housing referral form and fax/mail to CPC Behavioral Healthcare.
- The first available appointment with the Program Coordinator will be scheduled for intake assessment.
- The assessment will be reviewed with the treatment team and an acceptance/refusal will be relayed to the referral source.

CPC Behavioral Healthcare is committed to on-going collaboration toward continuum of care. As the level of supervised housing varies among county agencies, all attempts are made to work in tandem in order to ensure housing is available to serve individuals who present with issues of homelessness. Thus, ongoing practice of an inter-agency continuum is necessary in order to maximize utilization of beds.

Self-Referral

Self-referred individuals will be seen in the same manner as those referred from an outside agency.

Triage Process for Referrals

- All consumers who are deemed appropriate for admission, who are in an inpatient setting will be given first priority in placement.
- All consumers who are in a boarding home or other setting that is unsafe and/or unsanitary but who need housing and are deemed appropriate for admission will be given secondary priority in placement.
- All consumers who are deemed appropriate but there are no beds available at the time of application will be put on a waiting list and/or depending on their triage status and needs be given assistance with appropriate referrals.

Inappropriate Applicants

The following procedures must be followed in the case of all ineligible applicants:
- The Program Coordinator must notify the consumer and referral source within two weeks of their status.
- The Program Coordinator must fully explain to the applicant and therapist/social worker/case manager (when applicable) and family (whenever possible) the factual and clinical basis for refusal.
- The consumer will always be given alternative appropriate referrals in the community or recommendations for reapplication at another specified time.
c. Resolution for Disputed Referrals:
   - Mental Health Clinician, Program Coordinator, and Division Director will review cases on an individualized basis.
   - The parties will meet with the referral service/referred client to discuss recommendations.
   - If client is denied service they may appeal the decision to the next level with in the organization to the Director of Quality Management (Ombuds-person).
   - If the client is still dissatisfied with the decision the client may use the processes laid out in Client Rights including State Division of Mental Health Services Personnel.

d. The Program Coordinator will make all efforts to maintain the program census at capacity. This will be done through active weekly recruitment at Trenton Psychiatric Hospital, monthly recruitment through collaboration with all other Monmouth County Providers, and maintenance of a prioritized waiting list.

2. Termination Procedures
   Discharge Criteria:

   - Resident continues to behave in a manner, which threatens his/her community placement through inappropriate behaviors and/or interactions, indicating the need for a higher level of supervision. These behaviors include:
     o Unable to follow basic rules necessary to live in the community even with repeated interventions and skill training.
     o Behave in a manner which is inappropriate and which breaks the law or causes the resident to violate its lease of other agreements.
   - They leave the residence for thirty days (30) without informing staff that they will return.
   - They refuse to participate in the services listed in the previously agreed upon treatment plan, have not offered a reasonable alternative plan of daily activities and there is another place available for them to live, other than a hospital or shelter.

Clinical Procedure
The following clinical procedure must be followed for all discharges from Supportive Housing Services:

   - The assigned Housing Case Manager must fully explain to the consumer and discuss with the consumer the factual and clinical basis for discharge.
   - Staff must offer the client the opportunity to speak with the agency ombudsperson and to follow the Client Complaint Procedure each client receives upon admission to the agency in the Client Handbook if other than a planned graduation from the residence.
   - Staff must make a discharge plan and attempt to locate another setting for the client to live and identify other appropriate treatment services. A shelter for the homeless or a hospital shall not be considered an appropriate alternative residence.
Target Population and Geographic Area

The targeted population is those who suffer with serious and persistent mental illness. Most of the clients who will benefit from the housing beds are diagnosed as having schizophrenia or schizoaffective disorder. Other diagnoses include bipolar disorder or major depression. Approximately 70% of these clients are dually diagnosed, compounding the symptoms of their illness and complicating the effectiveness of their treatment. The clients considered for these slots range in age from 19 – 64 years of age.

The Housing slots will be accessible to any mental health consumer in Monmouth County. Housing remains one of the most critical components of successfully treating adults with serious and persistent mental illness. Over 700,000 Americans are without shelter and more than 2 million Americans will be in this circumstance during the course of a year. Thirty-three percent of the homeless population has a serious mental illness and approximately 50% of those who are homeless and mentally ill also have a substance abuse disorder, otherwise referred to as dually diagnosed. Adults who are dually diagnosed have behaviors that place them at high risk for eviction, arrest, jail and psychiatric hospitalization; and they are at the greatest risk for becoming homeless.

Overview of Service Package

Program Goals:

-To support and encourage the development of life skills required to sustain successful living with the community.
-All Housing and services shall be organized around the principle of consumer responsibility and participation.
-The Housing Program shall have a psychiatric rehabilitation focus to develop and improve skills necessary for successful community integration.
-Programming shall focus on empowering the consumer’s use of generic community supports to meet physical, psychological and social needs as a means to an improved quality of life and emotional well-being.
-Consumers shall live in the most normalized, least restrictive setting possible to promote individual growth and safety.
-To reduce the incidence of and length of stay of hospitalizations.

Services will include:

i. Activities of Daily Living Skills Training
Skill development and training in activities of daily living are provided not only within the residence setting, but also through participation in the community, recreational, and educational activities. In order to facilitate consumers’ independence and to assist with strengthening of activities of daily living skills, all consumers entering residence will have made available to them.
ii. Financial Assistance
The opportunity to establish and maintain a bank and/or checking account is important. The purpose of the account includes receiving assistance in learning how to budget, pay bills and to prepare for residence discharge.

iii. Household Maintenance
Assistance and training in all aspects of maintaining a clean and safe household to include life safety.

iv. Food Purchasing, Preparation and Distribution
Consumers will have weekly assistance with planning, preparing, and shopping. Clients will be transported as needed for shopping. Emphasis in planning/preparation will be geared toward good nutrition and healthy lifestyles.

v. Grooming/Hygiene Assistance
The daily/weekly grooming/hygiene routines are scheduled and agreed upon by the consumers during treatment planning. The purpose of this is to learn how to maintain good physical health, a clean and neat appearance and enhance integration into the community.

vi. Socialization
In order to overcome social isolation and to promote positive social interaction, socialization activities are planned with the full participation of the consumers.

vii. Transportation
Transportation will be provided only as it relates to Activities of Daily Living skills training, medical appointments and field trips. The consumer will be encouraged and trained, when able, to utilize modes of public transportation to assist them in becoming more independent and mobile in the community.

viii. Crisis Intervention
In-home or in-community emergency care is provided by Housing Case Managers who have direct access to the Program Coordinator via telephone or beeper, or their back-up for consultation and assistance. Riverview Medical Center's Crisis Hotline has access to all of the Case Managers and Mental Health Workers should an emergency arise. Response to the crisis will be rapid and flexible. Consumers have emergency help line telephone number posted by telephones in all residential facilities and are trained in their proper usage.

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All consumers will be linked to primary psychiatric services and medical services at the site of their choice. Housing staff will ensure regular and ongoing communication and coordination of services.

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Housing staff will make all necessary referrals, and transport as needed to the varied linkages such as Social Security, General Assistance, PAAD, Medicare, Medicaid, Section 8, and Community Health Law Project.
ii. Program Need
Affordable housing is one of the most serious concerns for individuals who suffer with Mental Illness. A national survey indicates that New Jersey has the highest need for affordable housing, second only to Hawaii. In New Jersey, Monmouth County has the least amount of affordable housing in the state. Fifteen percent of the population in Monmouth County is affected by mental illness of which approximately 5% (31,779) struggle with the impact of serious and persistent mental illness. Approximately one-third to one-half of adults with serious and persistent mental illness is at-risk of losing their current housing placement or is currently homeless.

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Another factor that places adults with serious and persistent mental illness at-risk for becoming homeless is their tendency to reside in winter rentals near the shore. Generally, the rents increase substantially during the summer months. Most cannot afford the increases and find themselves without a place to live. Add to this a lucrative real estate market and many of the residences that provide affordable housing are selling the facilities, depleting the housing stock further. Last year, CPC lost another 11 units of affordable housing. Adults with serious and persistent mental illness must compete in a very competitive market where the mentally ill are not considered ideal or desired tenants. These individuals need a safe environment in which to remain until linkages can be made for permanent housing arrangements. Other housing options for adults with serious and persistent mental illness, particularly those requiring some mental health services, are severely limited.

Monmouth County clients who will benefit from this housing are diagnosed as having schizophrenia or schizoaffective disorder. Other diagnoses include bipolar disorder (manic/depression), or major depression with psychotic features. Approximately 70% percent of these clients are dually diagnosed, compounding the symptoms of their illness and complicating the effectiveness of their treatment. The clients who will benefit from the Respite Bed range in age from 18 to 64 years. Most have minimal or, at best, sporadic family involvement and support. Last year, CPC provided services for 1,732 adults with serious and persistent mental illness through a number of programs for this population. The clients most likely to require the proposed houses are those who participate in our PACT program (Programs for Assertive Community Treatment) and ICMS (Integrated Case Management Services).
Currently 116 adults are receiving PACT services. New Jersey Division of Mental Health Services has a ceiling of 120 slots for this population in Monmouth County. Additionally, 304 adults receive the services of Integrated Case Management (ICMS) for a total of 420 individuals considered at higher risk for homelessness. This program would be for those clients identified as meeting the criteria for homelessness.

Priority for this housing will be given to PACT/ICMS clientele, since that population tends to have fewer resources in the community together with greater funding needs. However, Monmouth County adults who are not clients of CPC would be eligible. Exclusionary criteria will include: those whose psychiatric disorder is in an acute phase and may be at harm to themselves or others; those who exhibit potentially disruptive or destructive behavior; those who are actively abusing alcohol or other substances; those who do not meet the criteria of having a persistent and serious mental illness and those who do not meet the criteria for actual homelessness.

iii. Physical requirements necessary to carry out the program

CPC Behavioral Healthcare is requesting the availability of 10 housing units. During our tour we encountered numerous different structures on the Fort which would be suitable for our mission, ranging from the 3 bedroom historic homes, to the Russel Allen housing units, to the Pine Brook Units. Any unit, meeting our minimum requirements would be most welcome. The units requested should have the following physical requirements:

1. 1- 3 bedrooms per each unit at a minimum of 60 square foot
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4. 1 living area per each unit at a minimum of 80 square foot
5. 1 dining area or kitchenette per unit

In addition, each housing unit should have sufficient access and egress areas in accordance with local fire and health codes.

iv. Financial Plan/Organizational Structure and capacity/prior experience and qualifications of organization to carry out the program.

The mission of CPC Behavioral Healthcare is to prevent or treat disorders in the way people think, feel, learn and act. CPC’s services increase skills and competencies and decrease problem behaviors. CPC’s philosophy is to deal with the clients’ entire milieu, which includes families, employers, schools and other aspects of the clients’ environment, which can contribute to a successful treatment outcome. CPC Behavioral Healthcare (formerly the Children’s Psychiatric Center) was founded in 1960 by a
group of concerned citizens who recognized the need for mental health services for children in Monmouth County. CPC has added numerous programs and services based on the changing needs of the community. While starting off as a child guidance clinic, CPC has since added the following programs: mental health rehabilitation for adults, special education for severely emotionally disturbed children ages 5 –21 years, residential group homes, foster care, employee assistance programs and substance abuse treatment for adolescents and adults. In the late 1970s, CPC assumed responsibility for a community-based program for adults with serious and persistent mental illness to better serve the clients. Two new programs for this population were recently added, providing assistance for those reentering the community after being discharged from a psychiatric hospital to help reduce rehospitalizations. Within the last decade, CPC Behavioral Healthcare started a special community-based program for severely and persistently mentally ill adults recently released from area psychiatric hospitals and living in Monmouth County, known as Programs for Assertive Community Treatment (PACT). The goal of the program is to prevent excessive inpatient care, promote community integration and help increase the quality of life. The second program launched by CPC in the 1990s was Integrated Case Management Services (ICMS) to help people recently released from state psychiatric hospitals to adjust to living in the community. The goal of the program is to prevent unnecessary hospitalizations and help the client live as productive a life as possible by making sure he/she receives all necessary and appropriate services. CPC has several programs that address homeless mentally ill adults and this project would add additional options to address the needs of this population.

Regarding the Agency’s financial plan, the Agency has $30 million operating budget. We are an established entity with over 50 years experience in the industry. We currently house many of our customers in temporary housing scattered throughout the state, be it motels, boarding homes, etc. The receipt, through the homeless assistance conveyance, of any number of units would gather these individuals into a more centrally located area. The costs to maintain the units could be easily worked into our current operating budget by shifting resources, and not necessarily requiring the generation of new resources. Rents currently paid to house these consumers could be shifted toward the maintenance an ongoing upkeep of the properties. We would continue to access funds through the States rental subsidy program to supplement our client’s rent paying abilities.

v. Time required to commence carrying out the program.

CPC Behavioral Healthcare envisions an immediate start up of the program upon acquisition of the housing units and with accordance of certificate of occupancy and code enforcement. Upon completion of all physical site approval to meet local zoning and code enforcement rules, the agency will be able to place individuals in these housing slots within a one-month time frame.
Exhibit b9

Easter Seals New Jersey NOI
Exhibit b9: Easter Seals New Jersey NOI

March 8, 2007

Frank Cosentino
12 Christopher Way
Suite 200
Eatontown, NJ 07724

Dear Mr. Cosentino;

Easter Seals New Jersey is pleased to submit the enclosed NOI for homeless assistance at Fort Monmouth, NJ. Should you have any questions or concerns or require any additional information, please feel free to contact me at 732-257-6662 ext 469.

Sincerely,

Cathi Day-Parry
Vice President of Programs
Easter Seals New Jersey
Easter Seals New Jersey

Notice of Interest for Homeless Assistance Program

March 8, 2007
Easter Seals New Jersey  
Fort Monmouth Economic Revitalization Planning Authority  
Notice of Interest for Homeless Assistance Program

1. Program Description

Easter Seals New Jersey proposes to utilize 10 single family houses (3-4 bedroom structures) to provide supportive housing services to approximately 30 homeless veterans. Homeless veterans entering this program would be provided with their own bedroom and would share common areas (kitchen, living room, bathroom) with 2 other veterans. Easter Seals has chosen a ‘shared residence model’ because of the fact that many veterans find camaraderie amongst each other. They have special bonds and ties with each other for the mere fact of having served in our armed forces. Together they can assist one another in setting goals and improving their individual living situation. In addition, Easter Seals would provide on-site supportive services tailored to their individual needs. Services would include such things as case management, employment assistance, sobriety support, mental health counseling, medication monitoring, money management training and other areas of activities of daily living.

Veterans receiving services within the Easter Seals Supportive Housing Program would be asked to sign a lease outlining the conditions necessary to remain in the supportive housing program. There are no limits on length of stay as long as there are no violations of the lease or agreement. Supportive Housing works well for homeless veterans as they face the most complex challenges (homelessness, mental illness, and at times, substance abuse).

ii Description of Need

"On any given night in this country 800,000 persons experience homelessness. Nearly 200,000 of these individuals are veterans who have served in the Armed Forces. Over the course of the year, approximately 500,000 veterans experience homelessness. With our nation currently at war it is more important than ever that we develop measures to ensure that every veteran has access to housing and supportive services. Already veterans are returning from serving in Afghanistan and Iraq to find themselves facing mental illness, a lack of employment opportunities, and homelessness” (Ending Homelessness Among Veterans Through Permanent Supportive Housing: A Leadership Dialogue at the National Housing Conference, Washington DC, October 2006).

In New Jersey the situation is no better. According to the VA CHALEN report, in New Jersey there are 142 funded beds while there are approximately 6,500 homeless veterans. To complicate the matter even more, according to the Annual Homeless Assessment Report to Congress (February 2007), veterans comprise nearly 18.8% of the homeless population in central cities and approximately 18.5% of the homeless population in suburban and rural areas. Although these numbers already seem significant, they are
complicated by the fact that out of the records obtained to gather this information, only 35% of the records included any information on veteran status. The remaining 65% of the information was missing. This is true of most homeless information obtained on veterans. Too often veteran status is not asked and therefore not captured appropriately. Nevertheless, the numbers are staggering considering these are individuals who fought for this country and are now homeless!

Why are so many veterans homeless? In addition to the factors that affect most homeless individuals (a shortage of affordable housing, livable income and access to health care), veterans are also faced with the lingering effects of Post Traumatic Stress Disorder and Substance Abuse. This is further compounded for those individuals who lack a family and social support network. According to “Is Homelessness a Housing Problem?” in Understanding Homelessness: New Policy and Research Perspectives, published by Fannie Mae Foundation in 1997, while “most homeless people are single, unaffiliated men...most housing money in existing federal homeless programs, in contrast, is devoted to helping homeless families or homeless women with dependent children”. Although the VA provides services to veterans and has tried to respond to the special needs of homeless veterans, the fact remains that they reach only 25% of the individuals in need of housing and services. In NJ, the number is even greater. With 142 funded beds and 6,500 homeless veterans, there are approximately 6,358 homeless veterans still in need of assistance in our State.

iii. Coordination of Services With Other Homeless Assistance Programs

Easter Seals has a strong presence providing homeless services within the County of Monmouth (see section v.). Because of our current homeless programs, we have developed relationships with current providers that would be readily utilized within the context of this program. More specifically, Easter Seals has, and will continue to occupy, a seat on the Comprehensive Emergency Assistance System (CEAS) in which we network to secure services for our consumers. Additionally, Easter Seals has a strong working relationship with Monmouth County Division of Social Services (MCDSS). It is our intention to utilize this relationship to continue to provide services to homeless veterans.

Organizations in which Easter Seals would work are as follows: Check Mate, VA in Asbury Park, PATH program, the food bank, Interfaith Neighbors, Mercy Center, Project Paul, Open Door, Lunch Break, Salvation Army and the Monmouth Housing Alliance. Easter Seals would work hand in hand with other community providers to ensure all needs are met. Services for mental health and substance abuse counseling would also be included in the community assistance obtained within the Monmouth County area.

Easter Seals also proposes to work diligently with VA organizations to further ensure both adequate referrals and needs of veterans are met. Easter Seals will outreach to such VA organizations as: Vet Haven, Community Hopes, Lyons VA Medical Center, East Orange VA Medical Center, all of the New Jersey VA Clinics, the 15 Veteran Affairs
offices (specifically Asbury Park), and other VA support groups such as AMVETS, American Legions, Elks, auxiliaries, etc.

iv. Physical Requirements

Easter Seals is proposing to utilize 10 single-family structures that accommodate 3 to 4 bedrooms within each. More specifically, the housing units located on Gosselin Avenue would be of most interest to us for this project since they were recently renovated, meet code requirements and have both central air and heat. Although the housing units do not need to be next to each other, it would be beneficial to have the units within the general vicinity of each other. Should the houses on Gosselin Avenue be unavailable, Easter Seals would welcome the opportunity to explore other options that would give us the opportunity to operate this important program (i.e., one structure with multiple bedrooms, etc.).

v. Organizational Structure, Capacity and Financial Plan

Organizational Structure and Capacity:
Easter Seals New Jersey was established in 1948. As part of the service delivery system, Easter Seals provides services to the mentally ill, developmentally disabled, physically disabled, and economically disadvantaged. Services are provided to individuals and families in the following areas:
- Residential
- Outreach
- Employment
- Camping and Recreation
- Community Supports
- After School Care
- Personal Care Assistance
- Fiscal Intermediary Services
- Homeless Services
- Parent Support Services

In order to provide first-rate quality services that meet multiple licensing and regulatory requirements, Easter Seals has an organizational structure that is designed to allow both the monitoring of current programming and the development of new programs into the system. The organizational chart below reflects the overall organizational structure of Easter Seals New Jersey.
As you can see from the overall Table of Organization for Easter Seals New Jersey, there is a built-in infrastructure that provides the necessary level of support to the various service lines.

- The Chief Executive Officer has oversight of the entire organization. Reporting to him is a Chief Operating Officer, a Vice President, a Vice President of Administration, a Vice President of Programs and a Chief Financial Officer.
- The Chief Operating Officer provides direct supervision to the department heads of: Human Resources, Information Technology, Quality Improvement and Head Quarter Operations. Each Department has the capacity and expertise to provide the necessary support functions throughout all of the service lines.
- The Vice President of Administration has direct supervision of the staff in both the Development & Marketing departments.
- The Chief Financial Officer has complete oversight of the Finance department for Easter Seals New Jersey.
- The Vice President of Programs provides direct supervision to the Vice President of Services who has oversight of the nine services currently in operation.
Should Easter Seals New Jersey be awarded the desired property on Fort Monmouth to provide Supportive Housing to homeless veterans, the program would be incorporated into our Behavioral Health Services / Outreach Programs. This would be an expansion of our current homeless services as well as our supportive housing programs. The following is a list of the current programs that are operated within our Behavioral Health /Outreach Service Line:

Monmouth County
- **HUD Permanent Supportive Housing** – Oversee 4 units with 14 homeless adults.
- **Supportive Services** – Provide Case Management services to 54 adults.
- **Supportive Housing** – Provide supportive housing services to 13 individuals utilizing vouchers to secure housing.
- **Program to Assist The Homeless (PATH)** – Work with homeless individuals to obtain housing and necessary supports to enable the individual to be self-sustaining.
- **Residential Health Care Facility** – Easter Seals supports 8 beds within the RHCF to provide Case Management and rental assistance.
- **Linkages Transitional Housing Program** – In collaboration with Monmouth County, Easter Seals operates a transitional housing program for homeless women and their children. The program has the capacity to serve 29 homeless families daily and approximately 65 annually.

Somerset County
- **Supportive Housing** – Provide supportive housing services to 34 individuals utilizing vouchers to secure housing.
- **Intensive Family Support Services** – Provide Case Management and education to families who are living with mental illness.

Hunterdon County –
- **Supportive Housing** – Provide supportive housing services to 4 individuals utilizing vouchers to secure housing.
- **Program to Assist The Homeless (PATH)** – Work with homeless individuals to obtain housing and necessary supports to enable the individual to be self-sustaining.

Essex County
- **Family Care** – A program in which we place individuals with mental illness within identified homes in the community (host homes) and work with everyone to ensure the individual with mental illness is receiving the appropriate services to enable independent living in the future.
- **Supportive Housing** – Provide supportive housing services to 24 individuals utilizing vouchers to secure housing.
- **HUD Permanent Supportive Housing** – Provide supportive housing to 17 homeless individuals within 5 houses.

Warren County
- **Supportive Housing** – Provide supportive housing services to 7 individuals utilizing vouchers to secure housing.
• **Program to Assist The Homeless (PATH)** – Work with homeless individuals to obtain housing and necessary supports to enable the individual to be self-sustaining.

• **HUD Permanent Supportive Housing** – Provide supportive housing to 10 homeless individuals within 2 houses.

*Financial Plan:*
Should Easter Seals be granted property on Fort Monmouth to provide Support Housing to Homeless Veterans, Easter Seals would immediately reconvene a group of individuals with whom Easter Seals had been working over the past several years to assist in creating housing opportunities for the veterans. The group would be called back to assist in both fundraising and grant opportunity efforts. In addition, the group has a built-in volunteer network in which we could utilize to help prepare the residences for the specific needs of the program.

Additionally, Easter Seals would reach out to the Corporation for Supportive Housing, the Continuum of Care in Monmouth County and the Supportive Housing Association for guidance and consulting on funding for this program. There are specific funding opportunities available in which Easter Seals would immediately begin to pursue. Funding through the HUD McKinney – Vento grant opportunity, the VA Homeless Providers Grant and Per Diem Program. Easter Seals would also seek foundation money in order to supplement this program and to be able to provide enhancements to programming as deemed appropriate.

Although residents in the program would be expected to contribute approximately 30% of their income towards rent, Easter Seals is keenly aware that more funding is necessary to provide the appropriate services to this population. It is for this reason that grants would be sought in consultation with the agencies and individuals listed above.

Lastly, should any individuals be eligible to receive benefits through Medicaid, Easter Seals is an approved provider and would seek reimbursement for services rendered.

**vi. Implementation Timeline**

Should Easter Seals be given the opportunity to obtain property on Fort Monmouth for the purpose of providing supportive housing to homeless veterans, the following steps would be implemented:

Step One – Negotiate with the Planning Authority on the timeline for acquisition of the property.

Step Two – Review identified funding sources and associated application dates.

Step Three – Submit Applications as identified for the service component of the program.

Step Four – Acquire funding
Step Five – Acquire property

Step Six - Prepare property for veterans and work with local organizations to begin receiving referrals and completing assessments.

Step Seven – Move homeless veterans into the housing units using a phased-in approach (fill one house at a time).

Depending on the timeline dictated for Easter Seals to assume responsibility for the property, it is anticipated that most steps could be completed within a 6 to 8 month time frame.
July 29, 2008

Fort Monmouth Economic Revitalization Planning Authority
2-12 Corbett Way, Suite C
Eatontown, New Jersey 07724
Attn.: Rick Harrison

Dear Mr. Harrison;
Please accept this letter as Easter Seals New Jersey’s expressed interest in participating in the permanent housing ‘bank’ of providers that is being submitted to HUD. It is anticipated that Easter Seals will be assigned 10 housing units in which homeless individuals with disabilities will be provided permanent supportive housing. We support the concept of utilizing a ‘bank’ of providers to oversee the service delivery while the ‘banker’ maintains responsibility for housing management.

Easter Seals New Jersey is delighted to be a part of this innovative approach in providing this essential program to the homeless population in Monmouth County. Should you need any further information or require any assistance, please do not hesitate to ask.

Sincerely,

Cathi Day-Parry
Vice President of Strategic Program Development
Easter Seals New Jersey

RECEIVED
AUG 1 2008
Exhibit b10

Family Promise of Monmouth County NOI
March 7, 2007

Frank Cosentino, Executive Director
Fort Monmouth Economic, Revitalization and Planning Authority (FMERPA)
12 Christopher Way, Suite 200
Eatontown NJ 07724

Dear Mr. Cosentino:

This is our Notice of Interest in acquiring Buildings # 259 (Blair Hall) at Fort Monmouth that would allow us to expand services to a growing number of homeless families with children in Monmouth County.

This facility would permit us to relocate our Day Center and Case Management Offices from Keansburg to a more centralized point in the county. This would enable us to enlist additional host congregations in Central and Southern Monmouth County and expand our capacity to serve 6 to 10 of homeless families with children on a weekly basis. Currently, we have the capacity to provide emergency shelter and services to 3 to 5 homeless families at a time consisting of approximately 14 adults and children.

Unfortunately, our current limited capacity forces us to turn away an average of 10 homeless families with children every week. Relocating to Fort Monmouth would help to overcome this problem. We are the only nonprofit organization to provide shelter, food and comprehensive services to homeless families with children in Monmouth County.

Enclosed is the narrative of our Notice of Interest prepared in accordance with your guidelines. If you require any additional information, please let me know. Your consideration is deeply appreciated.

Sincerely,

Bill Davis
Director
I.) A description of the homeless assistance program that the homeless provider proposes to carry out (specify location):

The Interfaith Hospitality Network of Monmouth County (IHN) proposes to use Building Number 259 (Blair Hall) at Fort Monmouth to expand its services to a growing number of homeless families with children in Monmouth County. Use of this facility would allow IHN to relocate its Day Center and Case Management Offices from Keansburg in Northeastern Monmouth County to Fort Monmouth, which is a more centralized point in the county. This would enable IHN to enlist additional host congregations in Central and Southern Monmouth County and expand the capacity of the Network to serve a larger number of homeless families with children. Currently, IHN has the capacity to provide emergency shelter and services to 3-5 families on a weekly basis consisting of approximately 14 adults and children. Use of the facilities at Fort Monmouth would permit IHN to double the number of homeless families that it could serve in Monmouth County. Currently, IHN must turn away an average of ten homeless families with children each week because of its limited capacity. Relocating to Fort Monmouth would overcome this problem.

Established in 2001, IHN is the only nonprofit organization to provide shelter, food and comprehensive services to homeless families with children in Monmouth County. These families have struggled to pay housing rental costs in New Jersey that have skyrocketed to one of the highest in the nation. The monthly cost for renting a 2-bedroom apartment in Monmouth County has soared to a current average of $1,170, which forces low wage earners to pay large portions of their income for monthly rent and forgo other necessities such as health and childcare. With rent consuming as much as 90% of their income, many renters live paycheck-to-paycheck, often never more than a car breakdown or a health emergency away from sudden bankruptcy and homelessness. When a crisis does strike, IHN acts as a safety net to provide shelter, meals and other assistance as these families work to regain their financial footing.

To accomplish its mission, IHN uses existing community resources, including the facilities and volunteers pledged by 12 churches who comprise the Network. Each host congregation furnishes overnight lodging and meals for three to five families for one week every 12 weeks on a rotating schedule. An additional 21 support congregations provide volunteers and financial support to assist the host congregations and professional staff.

Trained Volunteers at each host site provide fellowship and encouragement that creates a warm, caring environment to promote hope and preserve dignity that are so often absent in traditional institutional shelters and welfare motels. They stay with families overnight to provide a safe and peaceful atmosphere and to help meet guest needs. This includes preparing meals, assisting children with homework, providing babysitting and support to parents as caring listeners. They respond as true friends or neighbors would without religious proselytizing or asking embarrassing or intrusive questions.
In the morning, guest families are transported by a 14-passenger van to their jobs, while children are taken to school in the last town where they lived. Others are brought to the IHN Day Center at 247 Carr Avenue in Keansburg, which provides a home-like atmosphere where guests can bathe, wash clothes, prepare mid-day meals and receive intensive case management services. The Day Center is open 7 days a week, from 8:00 am to 5:00pm. Here staff assists them in seeking housing, employment, job training, parenting skills and counseling and education through referrals to local agencies. The current Day Center is housed in 2-story home owned by St. Mark’s Episcopal Church in Keansburg, which provides it rent free to IHN. The function of the day center is to keep families in a home-like setting, where their basic needs are met. Guests are given access to telephone and a computer to conduct searches for jobs, housing, and social services. The Day Center also provides families with an address to use on job applications. There is a yard where children can play with many donated games and toys. This assistance frees adults to concentrate on overcoming barriers to self-reliance and finding a new home. The upkeep and maintenance of the house is provided by volunteers and major repairs have been funded through grants.

Guests also have access to special counseling by volunteer accounting and legal professionals who offer one-on-one assistance with money management, debt control, credit repair and budgeting, as well as information and recommendations about bankruptcy. IHN also collects and distributes clothing needed by families, as well as furnish school supplies to the children. As guests enter the program, their needs are assessed, goals are set and weekly meetings are held to ensure progress. Providing these families with shelter, food and other assistance over a two to three-month period enables them to save what money they are earning to regain financial stability and provide a down payment for permanent housing.

Last year, IHN introduced an innovative 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. To qualify for this program, guests must be evaluated and recommended by the Network Director and complete a certification training program that helps them to overcome obstacles to achieving permanent housing. Training is tailored to meet the individual needs of each head of household and may require that he or she take steps to repair their credit history, obtain a driver’s license, undergo training for a higher paying job, etc. In exchange, the guest receives assistance in finding and negotiating a lease for permanent housing and funds necessary to pay the first month’s rent, security deposit, moving costs, utilities and phone hook up and rental subsidies for a limited period. The program is designed to break the cycle of homelessness so that guests will avoid homeless in the future.

The Monmouth County Network is part of Family Promise (formerly the National Interfaith Hospitality Network), which was established in 1988 in response to a growing number of homeless families in the U.S. Today, there are 124 Networks operating in 39 States encompassing more than 4,500 congregations and 110,000 volunteers. Together, they have helped to move over 130,000 family members to permanent housing and self-sufficiency over the past 19 years. This has been accomplished at an average cost of
about one-third the amount of government programs. Family Promise has earned the Points of Light Award in recognition of its innovative program and success in helping displaced families, which is the fastest growing segment of the homeless population in the nation.

II.) A description of the need for the program:

Although Monmouth County is one of the highest income counties located in one of the wealthiest states in the nation, a growing lack of affordable housing and soaring housing costs are forcing an increasing number of low-income families into homelessness. The National Alliance to End Homelessness reports that families with children today represent over 40% of the more than 700,000 Americans who are homeless on any given night or 2 million over the course of a year. This includes more than 25,000 residents in New Jersey who lose their homes each year because of a growing shortage of affordable housing and a rising cost of living that is outstripping the ability of low-income families to keep pace. In Monmouth County, a one-day census taken on January 25, 2007 by county workers and volunteers revealed that there were 1,418 homeless individuals in the region, including over 230 families with children. This count does not include the “hidden homeless,” especially parents who are reluctant to seek government assistance for fear of being separated from their children. Data from HUD’s 2005 Continuum of Care Homeless Assistance Programs indicates that there were a total of 786 homeless households in Monmouth County, including 285 with children. Homeless families with children accounted for 799 individuals with 610 in emergency shelters, 100 in transitional housing and 89 who were unsheltered.

New Jersey has the fifth highest rental housing costs in the nation with the cost of a 2-bedroom apartment averaging $1,103 a month, according to a report recently issued by the National Low Income Housing Coalition. Although New Jersey recently enacted legislation increasing the minimum wage to $7.15 an hour, it is still well below the hourly rate of $22.50 needed to pay rent for a two-bed apartment in Monmouth County. The cost of renting this size apartment here has soared over the past several years to a current monthly average of $1,170. To afford this amount requires a family to earn $46,800 a year up $1,480 from last year. The federal government defines affordability as housing that costs less than a third of a household’s income. Based on this standard, a minimum wage worker in Monmouth County would have to work 82 hours a week, 52 weeks a year to pay the average rent for a two-bedroom apartment and meet other living expenses.

The purchase price of single-family homes in the Jersey Shore area has also soared over the past several years, which has put home ownership out of reach for many families. The median price of existing single-family homes in Monmouth and Ocean Counties was $366,900 during the last quarter of 2006, compared to a national median home price of $221,300. The Jersey Shore has the fifth highest priced housing market in the Northeast, where the median price of homes is $276,000, according to the National Association of Realtors. As a result, the high price of housing forces many families in Monmouth County to rent instead of buy. Of the more than 224,000 families in the county, over
25% are renters. In addition, the rental housing market has been quite tight in Monmouth County over the past several years, with apartment vacancy rates in the 2 to 3 percent range, according to a HUD analysis of housing market conditions in Monmouth County. A 5% vacancy is desirable to adequately meet the housing needs of a community. The region also has a relatively small volume of rental housing production, averaging less than 250 units annually. Most of the multifamily building activity in recent years has focused on the development of continuing care retirement dwellings.

Although New Jersey has the highest per capita income level in the nation, not all families in the state share this prosperity. The cost of living in the state has escalated to the second highest in the nation causing many low-income families to actually lose ground. After adjusting for inflation, the value of the current minimum wage is 30% lower than it was in 1968. Nearly two-thirds of the minimum wage earners in New Jersey are adults and four in ten are the sole breadwinner for their family. Currently, 70% of all working poor families in the state are employed in services or retail trade industries, which pay the lowest wages. As a result of these factors, nearly 60% of renters in Monmouth County cannot afford housing. This forces them to pay large portions of their income for monthly rent and forsake other necessities such as health and childcare. When a sudden financial emergency arises and they lose their homes, many will live with friends and family members for a short time. When there is no place left to turn, they live in their cars or abandoned buildings.

Homelessness is particularly devastating for children, who have been shown to suffer more physical and mental health problems than other children. This includes stomach disorders, anxiety, depression, withdrawal, delayed development and behavioral problems. Homelessness frequently breaks up families. Children are frequently separated from their parents who place them in foster care or with other relatives and friends in order to save them from the ordeal of homelessness. Some parents are forced to do this because many public shelters do not accept older boys. Our Network is dedicated to keeping the family intact while they receive our services. Almost two-thirds of the homeless individuals served by IHN are children.

The IHN also serves a growing number of families where the mother is the sole parent and provider. The number of families headed by women with no husband present increased more than three times as fast as married-couple families over the past decade in New Jersey. Today, there are more than 11,200 female-headed households with children under age 18 in Monmouth County. Although nearly 80% of these mothers work, more than a third have incomes that place them below the poverty level. Many of these women have been victims of domestic violence. Nationally, approximately half of all women and children experiencing homelessness are fleeing violence in the home. Monmouth County had the fourth highest rate of domestic violence in New Jersey last year with 5,353 incidents.

Other than Monmouth County Division of Social Services, IHN is the only organization in the county that provides shelter for single fathers, couples, or families with teenagers. Services such as 180 Turning Lives Around, Epiphany House, and transitional housing
agencies provide shelter assistance to single female parents with children; they do not take couples or single fathers, and will typically not take children over 11 years old. The Monmouth County Division of Social Services usually provides temporary shelter for homeless two-parent families in area motels. IHN provides shelter for single males and females with children, couples with children, as well as legal guardians with children. It is the only organization that accepts families with children between the ages of 13 and 18.

Welfare reform has reduced the availability of government support for these families. In the absence of any official public homeless shelter for families in Monmouth County, government officials subsidize motel rooms. This is inadequate to meet the needs of an increasing number of homeless families with children in the county. The Monmouth County Department of Human Services receives calls for temporary shelter from hundreds of individuals who have been forced into homelessness each year. Although the state Supreme Court has ordered all municipalities in New Jersey to provide a fair share of affordable housing units under its landmark Mount Laurel ruling, more than half of the 53 communities in Monmouth County have failed to do so.

The primary cause of homelessness for families in Monmouth County is lack of affordable housing. In fact, Monmouth County officials have declared the growing scarcity of affordable housing as the single most pressing concern facing the region. The results of the 2003 Monmouth County Department of Human Services Community Needs Assessment, conducted as an update to the 1998 United Way assessment, identified affordable housing as the most significant problem for Monmouth County of all issues included in the survey. In addition, poverty was also considered a significant problem by the professionals who were surveyed. Although 6.3% of Monmouth County residents live below the poverty rate (compared to 8.5% for New Jersey overall), there are several communities in the county where a high percentage of residents live below the statewide average. Among these are Asbury Park (30.1%), Keansburg (17.7%), Long Branch (16.7%), Freehold and Red Bank (each 12%) and Neptune Township (11.7%). Over 38,000 residents of Monmouth County live below the poverty level.

IHN is responding to this problem by providing shelter, food and other supportive assistance to meet the needs of growing number of homeless families with children. The annual cost to provide this service is about $21 per person per day compared to the daily national shelter average of $63 per person. The Network is able to maintain low operating expenses by relying on existing community resources and the in-kind support of participating congregations and over 1,500 local volunteers.

III) Description of the extent to which this program is or will be coordinated with other homeless assistance programs in the communities in the vicinity of the Fort Monmouth installation:

IHN works in collaboration with many community agencies and faith-based organizations to provide cost-efficient shelter, food, transportation and supportive services for homeless families with children. This includes all agencies of the Monmouth County Continuum of Care that provide service to people who are homeless or at risk of
being homeless. Among these are Monmouth County Division of Social Services, New Jersey Division of Youth and Family Services, the Keansburg Resource Network and other regional transitional housing programs. IHN is also a placement site for student interns majoring in social services from Monmouth University, as well as the New Jersey Department of Labor and community services volunteers.

IHN works closely with Project Paul, St. Vincent De Paul and Calico Cat to provide clothing, furniture, food and household supplies to guest families as they prepare to move into permanent housing. Assistance for moving expenses and utility funds are frequently obtained for the families. On a weekly basis, Jersey Shore University Medical Center provides clean sheets, blankets, and towels for families’ beds at no cost. The Network is also closely affiliated with the Monmouth Housing Alliance and the Anti-Poverty Network through which it receives information and leads on housing in the county. The Housing First program is a collaborative effort between IHN and Interfaith Neighbors. IHN provides initial costs to secure housing and case management during the probation period and case management once permanent housing is obtained. Interfaith Neighbors provides rental subsidies once the family is placed into housing.

IHN has worked very closely with the Keansburg Resource Network to extend its capacity for case management. The Keansburg Resource Network has assisted parents with accessing counseling, parenting and anger management classes, eyeglasses and some social services. IHN has shared donations, such as back packs and school supplies, helped them with referrals, and of course, taken referrals from them for families that are homeless.

Since IHN’s Day Center and Case Management Offices are located in Northeastern Monmouth County, most families referred to the Network are from this region of the county. Relocation of these facilities to the campus of Fort Monmouth will enable IHN to expand its services to a greater number of families from Central and Southern Monmouth County. This is particularly important since the capacity of the IHN is dependent on the number and location of host congregations. After relocating the Day Center and Case Management Offices to Fort Monmouth, IHN will enlist at least 12 additional congregations from communities in close proximity to its new location, including those in Eatontown, Oceanport and Tinton Falls. Other new host and support congregations will be recruited from Asbury Park, Neptune, Long Branch, Belmar, Bradley Beach, Freehold and elsewhere in Monmouth County where there are significant numbers of low-income families.

IV.) Information about the physical requirements necessary to carry out the program, including a description of the buildings and property at Fort Monmouth that are necessary in order to carry out the program:

IHN requires approximately 6,000 square feet of space at Fort Monmouth to relocate its offices and day center there. This includes 2,000 square feet of space to house offices for expanded professional staff, including 1 Network Director, 2 to 3 Case Managers, 1 Administrative Assistant, 1 Van Driver, and 2 Social Work Interns. This figure includes
space for 3 conference-training rooms, a copy machine/printer area, file cabinets, office supply storage room and receptionist-waiting room, as well as common areas, such as halls, bathrooms and coat closets. An additional 4,000 square feet is needed to meet the space requirements of a day center to accommodate 6 to 12 families with children on a daily basis.

On March 6 IHN’s Network Director and the leadership of its Board toured Fort Monmouth and identified Building #259 (Blair Hall) as an ideal facility to relocate its offices and day center. The structure offers 6,182 square feet of space that includes six 2-room suites each with a bath/shower. This would allow IHN to provide each homeless family in its program with a living room with furniture, as well as a telephone and computer to conduct searches for jobs, housing and social services. The existing facility also comes with a kitchen, laundry room and sufficient space for a children’s play area & nursery along with storage space for guests’ personal belongings. The facility would require only a minimum of renovation work, primarily the addition of a few walls to partition the office areas for privacy needed to conduct confidential interviews. A laundry room will also be added. This is estimated to cost approximately $10,000, which IHN would raise from philanthropic sources. IHN also seeks to work with the Fort Monmouth Economic, Revitalization and Planning Authority to locate additional existing structures at Fort Monmouth that would allow for future growth to meet the rising demand for services as the number of homeless families increases in Monmouth County is anticipated.

V.) Description of the financial plan, the organizational structure and capacity, prior experience, and qualifications of the organization to carry out the program:

IHN is totally dependent on philanthropic support to fund the salaries of professional staff and other annual operating expenses, which totals over $336,000 in 2007. To obtain this, IHN conducts funding raising events and seeks donations from individuals and grants from foundations, corporations and other sources. Network Board members, staff and volunteers actively participate in this effort to raise these funds. So far, the IHN has been fortunate to receive support from the United Way of Monmouth County, Monmouth County Division of Social Services, Sunfield Foundation, Sovereign Bank Foundation, Danellie Foundation, Gannett Foundation (Asbury Park Press), David & Sarah Fischell Foundation, Feinstein Foundation, Lydia Collins deForest Charitable Trust, Mary Owen Borden Foundation, and several others. IHN also receives ongoing financial assistance from Support Congregations throughout Monmouth County. The Network recently retained a professional grants consultant to help pursue additional support from foundations and corporations.

Increasing the capacity of the Network to serve triple the number of families it currently helps will require the staff to be increased from 3 FTE employees to 6 FTE employees. Attached at the end of this NOI is an organizational chart that shows current staff and their respective functions for this program. The larger staff size will increase the annual operating budget from a current total of $336,000 to over $575,000. The Network will seek the continued support of those who have helped in the past, as well as assistance
from many new organizations and individuals in an expanded effort to meet the cost of providing its services to a greater number of families.

The Network relies on religious congregations because people of all faiths are called to reach out to those in need and to recognize the dignity and worth of every individual, particularly children. The Network is currently comprised of 12 Host Congregations that provide overnight lodging and meals for up to 14 people for one week on a rotation basis include:

Christ Episcopal Church, Middletown
First Baptist, Long Branch
Grace Christian, Tinton Falls
First Presbyterian, Freehold
First Presbyterian, Rumson
St. George’s By the River, Rumson
St. Anselm’s Catholic Church, Wayside
St. Luke’s Methodist, Long Branch
United Methodist, Middletown
United Methodist, Keansburg
St John’s Methodist, Hazlet
Hammont United Methodist, Neptune

The following 21 Support Congregations provide volunteers to the Network to help staff host sites and the Day Center, provide transportation, and contribute financial or professional assistance:

All Saint’s Memorial Episcopal, Navesink
Colts Neck Reformed Church, Colts Neck
Good Shepherd Lutheran, Holmdel
Lincoln Presbyterian Church, Lincoln
Holmdel Community Church, Holmdel
Lutheran Church of The Reformation, West Long Branch
Monmouth Unitarian Universalist Congregation, Lincoln
St. Agnes Catholic Church, Atlantic Highlands
St. Leo the Great Catholic Church, Lincoln
St. Mark’s Episcopal Church, Keansburg
Temple Beth Torah, Ocean Township
Westminster Presbyterian Church, Middletown
St. James Roman Catholic, Red Bank
Old First Church, Middletown
St Dorothea, Eatontown
Holmdel Community, Holmdel
St Anthony De Padua, Red Bank
Presbyterian on the Hill, Ocean
First Presbyterian, Shrewsbury
Ft. Monmouth Chapel, Ft Monmouth
St. John's Episcopal Church, Little Silver

Since the inception of IHN program in 2001, the Network has served 93 families comprised of nearly 300 individuals, including over 200 children. The average stay in the program has been 105 days. Nearly half of all families served were headed by a single working mother. Almost 50% of guests have been African American, 23% Caucasian, 19% Latino and 9% from other racial/ethnic population groups. IHN serves all of Monmouth County, with a concentration of referrals coming from the Eastern part of the County where the Network’s Day Center and Case Management Offices are located.

Since the capacity of the IHN is dependent on the number and location of its host congregations, moving the Day Center and Case Management Offices to Fort Monmouth is critical to expansion of Network services. Such a move will enable IHN to enlist additional host congregations in Central and Southern Monmouth County and expand the capacity of the Network to serve a larger number of homeless families with children in this region. Several congregations in these underserved regions of the county have agreed to join the Network if IHN can secure facilities at Fort Monmouth. The Network’s Day Center and Case Management offices were originally established in Keansburg because it was the only community in the county that would allow services for homeless families to be headquartered there. Most communities do not welcome such facilities because of the stigma associated with homeless individuals. Since 1986, the Monmouth County Department of Human Services has operated a homeless shelter at Fort Monmouth for about two dozen adult men and women, with most stays not exceeding 45 days. After the Army base has been closed, the County plans to continue operating this shelter for adults, but not for families with children. The facility has sheltered about 6,000 adults over the past 20 years.

VI.) An assessment of the time required to commence carrying out the program:

IHN expects that the two buildings at Fort Monmouth will fully operational within 12 months following approval and renovations, according to the following schedule:

Month 1:  
1. Receipt of notice of award  
2. Develop plans for building renovation

Month 2:  
1. Solicit bids for building renovation  
2. Identify grantmakers and other funding sources to cover cost of renovation

Month 3:  
1. Solicit grantmakers and other funding sources  
2. Award contracts for renovations

Month 4:  
1. Continue solicitation of funding sources  
2. Finalize renovation plans

Month 5:  
1. Begin renovation work
2. Continue solicitation of funding sources

Month 6-10: 1. Continue renovation work
2. Continue solicitation of funding sources

Month 11: 1. Conclude solicitation of funding sources
2. Complete renovation work

Month 12: 1. Relocate Day Center & Case Management Offices
to new location at Fort Monmouth
February 22, 2007

To Whom It May Concern,

Family Intervention Services, Inc. is pleased to provide this memorandum of understanding to the Interfaith Hospitality Network of Monmouth County. Bill Davis and the Interfaith Hospitality Network are well known to social service providers in the community for their exemplary and essential work with homeless families.

Family Intervention Services, Inc., is a non-profit family therapy organization established in 1981 with a mission to strengthen families and promote the safety and well-being of children. We achieve this by providing therapeutic and supportive services, advocacy and education, and fostering community collaboration. We are currently seeking funding for the Center for Family Success, an expansion of our service provision to families with children up to six years of age. The Center will be based on best practice models and will include a family support center and early intervention through home visiting as well as educational seminars.

Interfaith Hospitality Network of Monmouth County and Family Intervention Services, Inc. agree to collaborate to provide comprehensive services to families in our programs. To this end, Family Intervention Services Inc., agrees to provide intensive in-community services to children and families referred to our agency through the system of care for children, and referred to the system by the Interfaith Hospitality Network. Family Intervention Services, Inc. also agrees to provide individualized support and educational services through the Center for Family Success to families referred to us by Interfaith Hospitality Network should the Center be funded.

In addition, Family Intervention Services, Inc. agrees to send referrals to Interfaith Hospitality Network for any of the families that we serve that are homeless.

Sincerely,

Jeanne Warnock, LCSW
President/CEO
Family Intervention Services, Inc.
Our Mission: In cooperation with a network of interfaith congregations, to provide food, shelter, and comprehensive services to homeless families in Monmouth County, while advocating innovative solutions to chronic homelessness.

Interfaith Hospitality Network of Monmouth County, (IHN-Monmouth) has been established to sustain a community-wide effort through the religious community to provide shelter, meals, and comprehensive services to families who are homeless. The model is provided by Family Promise, formerly National Interfaith Hospitality Network, and is used nationwide.

The Network is made up of host congregations in Monmouth County who have pledged the use of their facilities and the participation of volunteer members, and support congregations who have pledged financial support and volunteer participation.

IHN-Monmouth is funded by individuals, congregations, organizations, and foundations like the Mary Owen Borden Foundation.

Principal goals of IHN-Monmouth
+ To provide shelter and case management for families without homes.
+ To help at least 70% of families find permanent housing.
+ To refer network families to appropriate agencies for job training or retraining.
+ To offer a hands-on mission outreach program for congregations.

Components of IHN-Monmouth

Host Congregations
+ Eleven Host congregations provide overnight lodging and meals for 3-5 families for one week at time on rotation.

Support Congregations
+ Twenty Support congregations provide volunteers to assist at the host site and day center.
+ These groups also provide financial support, and various other services, such as hair cuts, recreational activities or transportation.

Monmouth County and Faith-Based Social Services
+ Refer families in need of shelter.
+ Provide clothing, day care, job search and preparation, TANF, medical coverage, and entitlement application.

Volunteers
+ Reduce program expenses.
+ Share meals and stay overnight with their congregation's guests.
+ Plan and manage recreational activities such as birthday and holiday parties, sporting events, arts & crafts, etc.
+ Tutor school-aged children.

Daily Routine
Each evening, guests are transported by van from the day center to the host congregation. Dinner is provided, and two volunteer hosts remain at the host site overnight with the families. Guests get up at 6:00 AM, have breakfast, and at 7:00 AM they are travelling by van back to the day center. Once there, individuals shower and go to work or school, or interact with the Network Director / case manager to pursue employment and housing leads.

What makes us unique?
The most unique characteristic of an Interfaith Hospitality Network is the volunteers and their roles as facilitators and community contact persons for families who are homeless. Volunteer involvement not only significantly reduces program expenses, but it helps volunteers understand the causes and the human nature of homelessness.

According to Family Promise, 70 percent of guest families secure permanent housing as a result of assistance from social service agencies and Network volunteers.

Homelessness in Monmouth County
In order to afford the average two-bedroom apartment in Monmouth County, a family would have to make $20.83 per hour, which works out to 186 hours per week at minimum wage. This would require four members of the family to work 44 hours every week.
Exhibit b11

HABcore NOI
# Table of Contents

Notice of Interest

**Attachments**

**Operating Proformas**
- A. 5 Year Operating Proforma – Board and Care Facility
- B. 5 Year Operating Proforma – Apartments

**HABcore, Inc. – Staffing Chart**

**Program Handbook**

**Job Descriptions (2)**
- Executive Director Job Description
- Residential Coordinator Job Description

**Relevant Resumes (2)**
- Executive Director’s Resume
- Residential Coordinator’s Resume

**Letters of Support**

**Newsletter**
1. A description of the homeless assistance program that HABcore proposes to carry out.

HABcore would like to acquire property on Fort Monmouth to provide permanent housing and supportive services for the homeless in the following manners:

A. A New Jersey Department of Community Affairs licensed Class C Board and Care Facility to provide permanent supportive housing to approximately 50 Monmouth County individuals. This facility will generally serve individuals with special needs although homelessness is the only absolute requirement. Main Post Lodging Building 363 seems ideal to serve this purpose, with the only modifications really necessary are the construction of a kitchen, dining area, and common recreational space. Funds for this will be provided for through project-based foundation grants, as will other start-up needs such as furniture. A similar building would also suffice, although it would be optimal to use a building large enough to accommodate approximately 50 individuals, so the program can sustain itself through rents and not require supplemental operating funding sources. Surrounding land, special features, extraordinary utilities, and parking availability are not priorities. Limited parking to accommodate 3-6 staff members and 2-6 residents would be helpful.

Services provided would include 24-hour awake supervision by staff, three meals and snacks seven days a week, supervision of self-administration of medication if necessary, and the availability of laundry facilities. Other support services provided by HABcore staff include job search training, life skills training, recreation and socialization, and limited behavior modification.

According to the 2006 Monmouth County Point-In-Time Homeless Population Count, there are over 1400 homeless persons in the county and approximately 35% of them suffer from mental illness.

Prospective residents are screened by staff by checking backgrounds and additional documentation such as biopsychosocial assessments and progress notes. A face-to-face interview is then scheduled where a handbook detailing life at HABcore and all the rules is gone over step-by-step to ensure an understanding of the expectations of living at a HABcore facility. Referrals come from families, the County Department of Human Services, municipal departments of social services, and county social service agencies.

Eligibility criteria includes:

- A candidate must be homeless as defined by HUD.
- A candidate must not be actively using drugs or alcohol.
- A candidate must perform basic daily living skills, such as, bathing and dressing.
- A candidate must not present a safety risk.

HABcore firmly believes that board and care facilities are necessary to serve this population in a responsible manner, serving as an alternative to someone being housed in the state or
county hospital system at the cost of over $100,000 per year to the taxpayers. HABcore feels that it is necessary to provide a homeless individual an initial structured setting to transition into the community, and then progress forward to a more independent setting, such as one's own apartment. This helps ensure a more successful integration as a contributing member of society and a lessened chance of decompensation and recidivism back into the hospital system. As a result, community acceptance of the program is increased.

Central to our philosophy is the recognition that we must help our clients attack the root causes of their poverty. As our population has evolved to one where the majority are people with special needs, we have expanded support services to accommodate their needs and to foster self-sufficiency. The specific goal of our programs is to promote self-sufficiency in a structured, family-like atmosphere. In so doing, we furnish our residents with the tools to reach their highest level of independent living.

B. A supportive, but independent apartment building to house approximately 15 individuals. Main Post Unaccompanied Apartments Building 271 seems ideal to serve this purpose, with no modifications necessary. A similar building would also suffice, there being no minimum or maximum amount of units necessary to operate the program. Surrounding land, special features, and extraordinary utilities availability are not priorities. Limited parking to accommodate 1-2 case managers and 2-8 residents would be helpful.

These units would provide permanent supportive homes for the homeless who demonstrate they are capable of living in a more independent setting. As tenants vacate, "graduates" of the Board and Care Facility could move there as they demonstrate they are ready, thus creating a "continuum of care".

Prospective residents are screened by staff by checking backgrounds and additional documentation such as biopsychosocial assessments and progress notes. A face-to-face interview is then scheduled where a handbook detailing life at HABcore and all the rules is gone over step-by-step to ensure an understanding of the expectations of living at a HABcore facility. Referrals come from families, the County Department of Human Services, municipal departments of social services, and county social service agencies.

Eligibility criteria includes:

- A candidate must be homeless as defined by HUD.
- A candidate must not be actively using drugs or alcohol.
- A candidate must perform independent living skills, such as, cooking and shopping.
- A candidate must not present a safety risk.

Case management staff would visit as needed to ensure the upkeep of the units and that the residents' needs were being met. HABcore currently provides these services in addition to collaborating with agencies such as CPC and Basset Seals. Residents could also access the Board and Care Facility's staff in case of emergencies.
The degree of service intensity will vary based on the residents’ changing needs. Additionally, the educational side of this program represents a solid investment to help residents become contributing members of society.

The following list describes the available services:

- a. Case management/social service support/referrals
- b. Links to general educational or training programs
- c. Employment search training
- d. Coping skills training
- e. Independent living skills training
- f. Links to medical/health/dental/nutritional services

C. Office space to accommodate HABcore’s administrative offices, a conference room, and office space for counseling. Main Post Building 259- Blair Hall seems ideal to serve this purpose, with no modifications necessary and a close proximity to the aforementioned buildings. A similar building with 2,000 - 5,000 square feet of office space would also suffice. As the size decreases it will decrease the options of counseling space and a conference room. Surrounding land, special features, and extraordinary utilities availability are not priorities. The minimum parking requirement would be 3-8 spots for a smaller space and the maximum necessary for all intended uses would be 20-30 spots.

This building could also be utilized for classroom space to benefit the residents of the Board and Care Facility and the independent apartment building. Trainings and therapy groups such as various types of life skill trainings, job trainings, counseling groups, Alcoholics Anonymous/Narcotics Anonymous, etc. could be provided in this space.

D. Warehouse space to house donations for the homeless ranging from dishes and utensils to furniture and appliances. 5,000 square feet of space would be ideal. A sectioned-off area of Main Post Building 116-117 with the remaining space benefiting other occupants seems ideal to serve this purpose, with no modifications. A similar building with 2,000 - 5,000 square feet of available space would also suffice. Surrounding land, special features, parking, and extraordinary utilities availability are not priorities.

2. A description of need for the program.

Local Housing Authority Waiting Lists

<table>
<thead>
<tr>
<th>Municipality</th>
<th>Length of List</th>
<th>Status</th>
<th>Time before Reopening</th>
</tr>
</thead>
<tbody>
<tr>
<td>Red Bank</td>
<td>200</td>
<td>Closed</td>
<td>approximately 1 year</td>
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<tr>
<td>Long Branch</td>
<td>5,000</td>
<td>Closed</td>
<td>several years</td>
</tr>
<tr>
<td>Asbury Park</td>
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<td>Closed</td>
<td>closed for the foreseeable future</td>
</tr>
<tr>
<td>Neptune</td>
<td>210</td>
<td>Closed</td>
<td>1-5 years</td>
</tr>
<tr>
<td>Mon Co Section 8</td>
<td>300</td>
<td>Closed</td>
<td>6 years</td>
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</tbody>
</table>
Local Affordable Housing Project Waiting Lists

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<tr>
<th>Municipality/Project</th>
<th>Length of List</th>
<th>Status</th>
<th>Time before Reopening</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tinton Falls/ Tinton Pines</td>
<td>40</td>
<td>Closed</td>
<td>1 year</td>
</tr>
<tr>
<td>Oceanport/ Oceanport Gdns</td>
<td>36</td>
<td>Closed</td>
<td>closed for the foreseeable future</td>
</tr>
<tr>
<td>Red Bank/Riverview Towers</td>
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<td>Closed</td>
<td>closed for the foreseeable future</td>
</tr>
<tr>
<td>Red Bank/Montgomery Terr</td>
<td>not sure</td>
<td>Closed</td>
<td>closed for the foreseeable future</td>
</tr>
<tr>
<td>Neptune/Sebastian Village</td>
<td>60</td>
<td>Closed</td>
<td>1 month</td>
</tr>
</tbody>
</table>

Special Needs

The closing of Marlboro Psychiatric Hospital and the downsizing of Greystone Psychiatric Hospital have been well documented. However, according to the Monmouth County Department of Social Services (MCDSS), 51% of Monmouth County residents eligible to be discharged from the state psychiatric hospital system cannot be, due to a lack of housing options. The need for quality supportive environments has increased significantly with deinstitutionalization and the emphasis on placing persons with mental illness in the least restrictive environment. The truth is, many of these people are able to enjoy living in the community because of the support they receive living in an environment such as a board and care facility. However, according to MCDSS, there has been a loss of 3,175 boarding home beds in Monmouth County over the past thirteen years, from 3,478 to 303. This figure represents a 91% reduction in beds. Unfortunately, this number has dramatically risen despite the increasing need. The board and care facility industry in Monmouth County is in jeopardy for the following reasons:

a) Many are operated by senior citizens who want to retire from the business
b) Current owners are not interested in or capable of serving the resident population, which has evolved to a higher proportion of persons with mental illness
c) The cost of operating quality boarding homes has increased significantly while rental income has not in the interest of maintaining affordability to people with limited incomes such as persons surviving on SSI or disability.
d) The booming real estate market of the past few years has offered a profitable alternative by closing the homes and selling the large pieces of property.
e) The public has a skewed opinion of the effectiveness of board and care facilities because of the inefficient operations and insufficient supervision provided by for-profit owners.

We have seen many instances of long-time boarding home owners retiring and selling to a slumlord who provides them with no supervision, inadequate, non-nutritious meals, and does not maintain the facility. Once the home is milked dry, it is vacated and sold, leaving those residents who once lived in a healthy, supportive environment homeless again, virtually guaranteeing those with mental health issues to decompensate and wind up back in the hospital system.
Conclusion
Local waiting lists, homelessness statistics, and economic factors indicate a strong demand for the housing HABcore wishes to provide. These units will be quickly absorbed by the Monmouth County market.

3. A description of the extent to which this program will be coordinated with other homeless assistance programs.

Examples of formal collaborations we currently participate in with our existing facilities include the following:

VNA nurses make regular on-site visits to conduct physical evaluations, administer treatments and teach medical education. Many residents attend programs and workshops at agencies such as the Center for Vocational Rehabilitation, Community Connections, and CPC Behavioral Healthcare to promote their psychological health and marketable skills. The Program for Assertive Community Treatment Team, a division of CPC, assists mentally ill residents in their transition from a hospital environment to the community. These programs provide a vital catalyst for independence and economic self-sufficiency among our residents.

HABcore also receives support from the Food Bank of Monmouth and Ocean Counties in the way of food and supplies.

HABcore reserves respite beds for someone in need of temporary, emergency housing for Monmouth County’s Projects for Assistance in Transition from Homelessness (PATH) program and CPC Behavioral Healthcare, in addition to reserving 14 additional beds across two homes to provide housing for Monmouth County residents transitioning back into the community after a lengthy state hospital stay. Other community involvement includes volunteering and internships provided by local churches such as St. Catherine’s, St. Georges, and the Pilgrim Baptist Church, corporations such as K. Hovnanian, Siemens, and Lucent, colleges such as Brookdale, Monmouth University’s fraternities and sororities, and Stockton’s Service Learning Program, and local schools and organizations such as Red Bank Charter and Ranney Day School, and the Eagle and Girl Scouts.

They provide HABcore’s residents with much needed services and socialization opportunities, and HABcore provides them with an education on society’s needs.

HABcore is also a United Way certified agency and is a collaborator on their initiatives.

These projects will have no effect on the school system, minimal effect on the fire and police departments, and will dramatically lighten the workload of the local hospitals and social services. They will also not adversely affect the character of the neighborhood as it is part of HABcore’s mission to be good neighbors and an asset to the community.
4. Information about the physical requirements necessary to carry out the program.

Any requirements were listed in Section One.

The other possible alternative if a facility match can not be worked out would be the conveyance of proceeds of property sales to HABcore to develop similar facilities off-site of the fort.

5. A description of the financial plan, the organizational structure and capacity, prior experience, and the qualifications of the organization to carry out the program.

Organizational Overview
HABcore, Inc. is a not-for-profit corporation in Monmouth County, New Jersey, devoted to providing housing and supportive services in a family-like setting to low income persons or those who are homeless, disabled or unable to care for themselves, and to affording them lives of dignity and meaning.

HABcore has extensive experience in providing permanent and transitional supportive housing to low-income single adults. We provide the building blocks: a clean, safe home, a permanent address, three square meals and laundry facilities. From there, we go beyond the traditional boarding house model by providing a home-like atmosphere with 24-hour supervision to cater to the needs of our population. The support services then extend to tailored development plans that allow residents to start a new life. We have a distinguished track record for expanding services to meet the rising need for housing while continuously improving support services to residents. Our success stories include people like Daphne who graduated college and moved to Orlando to work for Disney and Carl who is starting a greeting card business. With your help we can continue to build on these successes.

In terms of physical growth, we have expanded from five residents to eighty-four since our inception. We currently manage two boarding houses and two “graduate” independent but supportive housing facilities. Though our Red Bank boarding home (The Coffey Residence) opened with a five bed availability, an expansion in 1993 allowed us to accommodate the 21 residents who now live there at below market rents. In 1992, a two-family home was purchased that now houses five people who live independently. In 1998, we more than doubled in size by acquiring The Laurel House, a boarding home in Asbury Park that accommodates 28 people. In 2005, we began a new program to provide rental subsidies and case management services to 22 homeless people with disabilities in Monmouth County. In June of 2005, we acquired a new site in Keansburg to provide another seven units of affordable supportive housing. HABcore reserves ten beds for participants of the 450 Program who are being transitioned from state hospitals back to the community. There is also a respite bed in each boarding home reserved for someone in need of emergency, temporary housing. In January, 2006 we began providing an emergency respite bed for the Monmouth County PATH program.

Central to our philosophy is the recognition that we must help our clients attack the root causes of their poverty. As our population has evolved to one where the majority are people
with mental illness, we have expanded support services to accommodate their needs and to foster self-sufficiency. The specific goal of our programs, as described above, is to promote self-sufficiency in a structured, family-like atmosphere. In so doing, we furnish our residents with the tools to reach their highest level of independent living. 77% of our departing residents over the last five years have gone on to live in a more independent setting.

HABcore’s success has been recognized by the Monmouth County Department of Community Development, New Jersey Department of Community Affairs, and HUD.

Experience

A. CLASS C BOARD AND CARE FACILITIES
   • John Coffey Residence, Red Bank
     Purchased 5-bed boarding home in 1988 with private financing. Expanded to serve 21 people in 1994 utilizing $362,500 from HUD’s McKinney SHP funds and the HMFA.

   • Laurel House, Asbury Park

B. INDEPENDENT LIVING
   • River Street, Red Bank, a duplex apartment that houses three men and two women who are "graduates" from a supervised living setting. Purchased in 1992 with private financing.

   • Apartment Program, Monmouth County, an independent-living program providing rental subsidies and case management services to 20+ people in Monmouth County. Current municipalities include Keansburg, Asbury Park, Long Branch, Ocean Grove, Belmar, Middletown, Spring Lake Heights, and Matawan. Began program in December 2004 with two 3-year renewable grants from HUD’s McKinney SHP funds totaling $878,411.

   • Bay Avenue, Keansburg, a property consisting of a 4-unit apartment building, a 3-bedroom house, and two summer bungalows that houses four men and four women of low-income status with disabilities. Purchased in 2005 with private financing.

Expansion History
1988 — began with 5 units
1992 — added 5 units — 100% increase
1994 — added 16 units — 160% increase
1998 — added 28 units — 108% increase
2004 — added 21 units — 41% increase
2005 — added 9 units — 12% increase
Program Success Factors
HABcore served 101 unduplicated clients in 2006 in our current facilities that have a capacity to house 84 people.

The success of the HABcore case management services program is illustrated by the success of our residents. In 2005, as an extension of the case management services, HABcore started an internal job-training pilot program at The Laurel House in Asbury Park. The program offers the residents of our independent living sites the opportunity to train and work under supervision as a HABcore staff member. It is clearly a “win/win” situation because it gives the resident the opportunity to learn a transferable skill and it reduces HABcore’s employment search expenses through this pool of individuals who are well known to the organization. At present, we have 6 individuals in the job-training program working part time at The Laurel House and the Coffey residence. We also have 3 individuals who, as part of their job training, conduct workshops for the boarding home residents. Other program successes include a resident who has put his artistic talents to use and has started his own business selling hand-illustrated cards and framed photographs, and a resident who graduated from Brookdale Community College in June and was accepted into the Walt Disney Internship program in Orlando, Florida. These successes are a direct byproduct of the time the Residential Coordinators spend time each week with each participant monitoring their progress and providing feedback and encouragement.

In addition, HABcore program benchmarks for independent living clients are:
- 70% of clients remain in permanent housing for at least 6 months.
- 40% of clients entering the program without mainstream benefits will receive them after 6 months.
- 80% of clients will attend training at least 1 time a month.
- 80% of clients will keep scheduled appointments.

2006 Success Data
Of the 40 people served at the independent living sites:

a) 38 (95%) remained in our housing for over 6 months.
b) 8 (80%) out of 10 residents without mainstream benefits received benefits.
c) 89% attended training programs.
d) 92% kept scheduled appointments.
For all of our 101 residents served in 2006 (board & care and independent living):

a) 46% are working, volunteering on a regular basis or attending college. This statistic is considered very high among this segment of the population, and is a testament to the success of our programs. The remaining residents attend a day program or sheltered workshop. It is an expectation of HABcore that all residents do something constructive with their time.

b) 6% (6 out of all 101 served) of residents were hospitalized for psychiatric reasons. 5 of the 6 were able to stabilize and return to live at HABcore. This is a huge achievement and a financially sound one given the cost to taxpayers (estimated at over $100,000) for a person to live in the state hospital system.

c) In the boarding homes, 70% of departing residents moved to a more independent setting or were reunited with family and 77% over the previous 5 years.

HABcore conducts a quarterly Satisfaction Survey. The average results of our latest quarterly satisfaction survey are listed below on a scale from 1 to 4. Overall the program received a score of 3.40. You will note that this comprehensive evaluation encourages input on the overall environment, maintenance issues, attentiveness of staff, and our ability to promote a home-like atmosphere.

3.63 How satisfied were you with the overall quality of service?
3.31 How satisfied were you with the program’s ability to meet your needs?
3.63 How satisfied were you with the home-like quality of the residence?
3.22 How satisfied were you with the meals?
3.44 How satisfied were you with the cleanliness of the house?
3.16 If applicable, how satisfied were you with any skill training you received (budgeting, job search skills, daily living skills)?
3.10 How satisfied were you with the availability of recreation?
3.19 How satisfied were you with the admission process (timeliness, fairness of interview?)
3.59 How satisfied were you with the rules and the staff’s ability to enforce them to ensure a safe, healthy environment?
3.53 How satisfied were you with the opportunity to talk to staff and their responsiveness to working out issues?
3.45 How satisfied were you in how fairly you were treated?
3.53 How satisfied were you with the staff’s attentiveness and willingness to help?

Attached are an operating pro formas (2), organization chart, job descriptions (2), program handbook and relevant resumes (2).
6. An assessment of the time required to commence carrying out the program.

<table>
<thead>
<tr>
<th>A.</th>
<th>Board and Care Facility</th>
<th>Months</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>From Date Awarded Title to Building and C of O Approval</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>SCREENING PROCESS</td>
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</tr>
<tr>
<td></td>
<td>COMPLETE KITCHEN AND DINING AREA CONSTRUCTION</td>
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<tr>
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<th>B.</th>
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</tr>
<tr>
<td></td>
<td>SCREENING PROCESS</td>
<td></td>
</tr>
<tr>
<td></td>
<td>BEGIN HOUSING</td>
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C. Utilization of office space and (D.) warehousing can begin immediately.
### INCOME

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<thead>
<tr>
<th></th>
<th>Year 1</th>
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<th>Year 4</th>
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<td><strong>GROSS RENT POTENTIAL (ANNUAL)</strong></td>
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<td>$382,035</td>
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<td><strong>VACANCY</strong></td>
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<td>$18,727</td>
<td>$19,102</td>
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<tr>
<td><strong>GROSS EFFECTIVE INCOME (EP)</strong></td>
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### OPERATING EXPENSES

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<th>Expense Description</th>
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<tbody>
<tr>
<td><strong>FOOD + SUPPLIES</strong></td>
<td>$25,000</td>
<td>$25,750</td>
<td>$26,523</td>
<td>$27,318</td>
<td>$28,138</td>
</tr>
<tr>
<td><strong>TELEPHONE + INTERNET</strong></td>
<td>$1,500</td>
<td>$1,545</td>
<td>$1,591</td>
<td>$1,639</td>
<td>$1,688</td>
</tr>
<tr>
<td><strong>OFFICE SUPPLIES</strong></td>
<td>$1,500</td>
<td>$1,545</td>
<td>$1,591</td>
<td>$1,639</td>
<td>$1,688</td>
</tr>
<tr>
<td><strong>MANAGEMENT (mgr + ass't mg + 25% fringe)</strong></td>
<td>$63,000</td>
<td>$64,890</td>
<td>$66,837</td>
<td>$68,842</td>
<td>$70,867</td>
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<tr>
<td><strong>UTILITY (electric/water/sewer)</strong></td>
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<td>$56,850</td>
<td>$58,850</td>
<td>$60,100</td>
<td>$61,903</td>
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<tr>
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<td>$117,000</td>
<td>$120,510</td>
<td>$124,126</td>
<td>$127,849</td>
<td>$131,685</td>
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<tr>
<td><strong>MAINTENANCE</strong></td>
<td>$15,000</td>
<td>$15,450</td>
<td>$15,914</td>
<td>$16,391</td>
<td>$16,883</td>
</tr>
<tr>
<td><strong>LEGAL</strong></td>
<td>$2,000</td>
<td>$2,080</td>
<td>$2,122</td>
<td>$2,185</td>
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<td><strong>RECREATION</strong></td>
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<td>$1,273</td>
<td>$1,311</td>
<td>$1,351</td>
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<tr>
<td><strong>REAL ESTATE TAXES</strong></td>
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<td>$12,360</td>
<td>$12,731</td>
<td>$13,113</td>
<td>$13,506</td>
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<tr>
<td><strong>INSURANCE</strong></td>
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<td>$15,450</td>
<td>$15,914</td>
<td>$16,391</td>
<td>$16,883</td>
</tr>
<tr>
<td><strong>RESERVE REPLACEMENT</strong></td>
<td>5%</td>
<td>$17,100</td>
<td>$17,613</td>
<td>$18,141</td>
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<tr>
<td><strong>TOTAL OE</strong></td>
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<td>$335,059</td>
<td>$345,111</td>
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### NET OPERATING INCOME

|                      | $16,700 | $13,781 | $10,706 | $7,489  | $4,054  |

### Rent Roll

<table>
<thead>
<tr>
<th>Rent Roll</th>
<th>Units</th>
<th>Monthly Rent</th>
<th>Annual Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>50</td>
<td>$800</td>
<td>$360,000</td>
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</tbody>
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A: 5 YEAR OPERATING PROFORMA - BOARD AND CARE FACILITY
### Maintenance & Operating Costs

<table>
<thead>
<tr>
<th>Item</th>
<th>Per Year</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
</tr>
</thead>
<tbody>
<tr>
<td>General &amp; Administrative</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Legal &amp; Accounting</td>
<td>160 per unit</td>
<td>$2,750</td>
<td>$2,318</td>
<td>$2,387</td>
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<td>Payroll &amp; Support Services (Includes 25% fringe)</td>
<td>FTE per year</td>
<td>$45,000</td>
<td>$55,260</td>
<td>$57,328</td>
<td>$59,386</td>
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<tr>
<td>Utilities</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gas + Electric + Heating</td>
<td>100 per unit</td>
<td>$18,000</td>
<td>$18,340</td>
<td>$19,090</td>
<td>$19,090</td>
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<td>Water &amp; Sewer</td>
<td>30 per unit</td>
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<td>$5,492</td>
<td>$5,729</td>
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<td>Maintenance</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maintenance Engineer</td>
<td>0.35 FTE per year</td>
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<td>$5,175</td>
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<td>Maintenance &amp; Cleaning Supplies</td>
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<td>$235</td>
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<td>$1,040</td>
<td>$1,091</td>
<td>$1,039</td>
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<tr>
<td>Replacement Reserve</td>
<td>200 per unit</td>
<td>$3,000</td>
<td>$3,300</td>
<td>$3,153</td>
<td>$3,278</td>
<td>$3,377</td>
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<tr>
<td>Taxes &amp; Insurance</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
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<td>Real Estate Taxes</td>
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<td>$5,000</td>
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<tr>
<td>Insurance</td>
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<td>$5,365</td>
<td>$5,550</td>
<td>$5,753</td>
<td></td>
</tr>
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</table>

**Total Annual M & O Costs:** $124,428

**Net Operating Income:** $6,694

<table>
<thead>
<tr>
<th>Rent Roll</th>
<th>Number of Units</th>
<th>Rent Roll</th>
<th>Rent Roll</th>
<th>Rent Roll</th>
<th>Rent Roll</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 BR/1 BA</td>
<td>7</td>
<td>33%</td>
<td>6</td>
<td>21</td>
<td>12</td>
</tr>
<tr>
<td>1 BR/1 BA</td>
<td>8</td>
<td>33%</td>
<td>6</td>
<td>21</td>
<td>124,428</td>
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<tr>
<td>TOTAL</td>
<td>15</td>
<td>33%</td>
<td>15</td>
<td>33%</td>
<td>$6,694</td>
</tr>
</tbody>
</table>

**B. 5 Year Operating Proforma - Apartments**
HABCORE, INC. — STAFFING CHART
Future View

BOARD OF DIRECTORS

President
Marilyn Pearson
Senior Executive Director

- Donna Nelson
  Residential Coordinator
  Counseling Residence

- Linda Clark
  Assistant Coordinator

- Residential Staff PT
  Dorothy Rice

- Residential Staff PT
  Christine Sibbons

- Residential Staff PT
  Donna Brown

- Residential Staff PT
  Elaine Lerner

- Residential Staff PT
  Audrey Stewart

- Ellen Davis
  Development Director

- Melissa Van Pelt
  Office Manager

- Case Manager

- New Class C Residential Coordinator
  Jeremy Van Pelt
  Residential Coordinator

- Residential Staff PT
  Rose Stedler

- Residential Staff PT
  Anna Love

- Residential Staff PT
  Loretta Croos

- Residential Staff PT
  Alice Babcock

- Residential Staff PT
  Mary Zeitler

---

Represents future staffing.
Coffey Residence
Resident’s Handbook

HABcore, Inc.                January 2002
Coffey Residence                                           HABcore, Inc.

STANDARD OPERATIONAL PROCEDURES

ADMISSION POLICY AND PROCEDURES:

Individuals seeking residence at HABcore, Inc. will complete a personal application and sign a general release granting HABcore staff access to information from social agencies, law enforcement, credit, and medical sources. HABcore, Inc. will provide the forms. In addition, applicants are required to provide certification from a licensed physician, or by a licensed nurse practitioner, or licensed clinical nurse specialist legally authorized to issue such certification, that they are free of communicable diseases and not in need of nursing cares.

An interview with the Resident Manager and/or Executive Director and/or member of the Operations Committee will be scheduled upon receipt of the application, supporting medical documentation and other information deemed appropriate to determine the feasibility of admittance to HABcore, Inc.

ADMISSION PROCEDURES:

At the time of admission for residency at HABcore, Inc., a lease agreement will be entered into by the resident (or his/her representative payer) and HABcore, Inc. The lease agreement will be thoroughly discussed with the new resident and any questions answered. A scheduled date for moving into the residence will be established at that time.

Rent is payable in advance on the 1st of each month. Residents who are still not paid in full by the 5th will be assessed a weekly $10 late fee.

If the rent has still not been paid in full by the resident by the 10th, the Residence Manager will draw up a written contract where he/she and the resident will decide on reasonable terms for getting the rent paid.

If a resident demonstrates a need (to be approved by the Residence Manager) to pay rent on a weekly basis rather than monthly, the following procedures shall be used.

The rent shall be broken up into two (2) installments to be paid on the second and fourth Fridays of the month. For example, if the rent is $600, 2 payments of $300 will be made.

If any rent is still owed by 7:00 pm on Friday, a $10 weekly late fee shall be assessed. If rent is owed for two weeks, a contract shall be drawn up by the Residence Manager in the same fashion as for those who pay monthly.
Again, this option is only for those who truly demonstrate a need. Residents will have to schedule a conference with the Residence Manager to discuss income and expenses. The Residence Manager will decide eligibility after the conference.

**ADMISSION ORIENTATION:**

All new residents enter a thirty-day orientation period. During this time, observation will be made of self-management of medications (if indicated), management of self-care living skills, program participation and social interactions with the other residents.

If the orientation period indicates that the new resident is deficient in any of the above areas, consultation will be held with the interviewers for resolution of problem areas. A conference will be held with the resident to inform him/her of problem areas that need to be resolved. An additional thirty-day extended orientation period may be entered into at this time. At the end of the second orientation period, the resident will be advised if he/she may continue to reside at HABcore, Inc. Should problem areas involve physical or psychiatric disorders, HABcore, Inc. will attempt to secure those social services needed to assist the resident in securing other living arrangements.

**TERMINATION POLICY AND PROCEDURES:**

Other than termination due to problem conditions mentioned in the preceding paragraph, the lease agreement between a resident and HABcore, Inc. may be terminated after a thirty (30) day prior notification of intent has been given governing the following situations:

1. **Thirty Day Notice**
   a. **Mutual Agreement** - If a resident desires to terminate the lease agreement, a Notice of Intent to Cancel Rental Contract must be filed with the Resident Manager thirty - days prior to his/her departure date. This policy applies to individuals and rental arrangements with other service providers.

   b. **Involuntary Agreement** - HABcore, Inc. may terminate the lease agreement with a thirty - day notification of intent letter for failure to pay rent as scheduled in the HABcore, Inc. General Rules.

   HABcore, Inc. may terminate the lease agreement of any resident who fails to comply with the General Rules. HABcore, Inc. will provide a thirty - day written notice of intent to take possession of the resident’s room. This action will take place following three documented incidents of rule violations. A copy of the residence rules may be found in the back of this handbook.
2. **Immediate Termination**

HABcore, Inc. will terminate immediately the lease agreement of any resident for the following reasons:

a. **Communication of Threats** - Any resident who communicates the intent to do bodily harm to any resident, staff member or volunteer or who states the intent to damage the physical plant and/or grounds of HABcore, Inc. or to vehicles parked on the HABcore, Inc. site may be given twenty-four hours to vacate the room and remove all possessions from HABcore, Inc. This action will take place with written notification of the intent to terminate the lease agreement stating the reason(s). If the situation cannot be handled without creating a crisis to other residents, the local law enforcement agency will be contacted for immediate removal of the resident from the property. Appropriate legal charges will be brought against the resident if deemed appropriate by the law enforcement officials.

b. **Alcohol or Drug Abuse** - Any resident using or under the influence of alcohol or any controlled substance (drugs) on the premises may be given twenty-four hours to vacate the premises. An incident report with statements from witnesses will be filed in the resident’s file and the incident may be reported to local law enforcement authorities. Failure to comply with this termination will result in legal eviction proceedings through the court system of Monmouth County.

c. **Occupation of Room by Individuals Other Than Resident.** - Any resident who permits another individual to sleep overnight in his/her room will be given twenty-four hours notice to vacate the premises. Failure to comply will result in legal eviction procedures through the court system of Monmouth County.

**RENEWAL OF LEASE AGREEMENT:**

Lease Agreements will be renewed with each individual on an annual basis. At the time of the lease renewal, each resident must submit a new medical/psychiatric evaluation form from his/her physician(s) or medical service provider. The form can be obtained from the Resident Manager.

**MEDICATION AND MEDICAL PROGRESS REPORTS:**

All residents of HABcore, Inc. must be able to manage their own medication. All medications taken by residents must be registered with the Resident Manager. A Medical Progress Report must be completed by the physician(s) providing medication on a quarterly basis and at any time medication or amount of medication taken is changed. See the Resident Manager for this form.
SERVICES TO RESIDENTS:

**Meals**
Residents are provided three meals per day at HABcore, Inc. In addition, a snack will be provided in accordance with the meal service schedule listed below and posted in the dining room.

- **Breakfast:** 6:00 AM to 7:30 AM Monday thru Friday
  7:00 AM to 8:00 AM Saturday, Sunday and Holidays
- **Lunch:** 11:30 AM Monday thru Friday
  12:00 noon Monday thru Friday (if at home)
  Saturday, Sunday and Holidays
- **Dinner:** between 4:30 and 5:00 PM Monday thru Friday
  5:00 PM Saturday, Sunday and Holidays
- **Snack:** 6:30 PM Everyday

Residents whose daily program activity does not provide lunch will be given bag lunches if the Resident Manager receives advance notification. **Please be reminded that no food is to be kept in resident rooms.** Residents can make arrangements with the Resident Manager to store and retrieve personal snacks.

All residents should make an effort to be present at mealtimes. If a resident cannot be present for a meal, he/she should make plans to secure the meal outside the residence or request a plate to be held in advance.

Residents requiring special diets must make this known at the time of application or at such time as it is determined necessary by medical services. The medical service provider must supply the diet information giving menu plans and lists of foods allowed or disallowed to the resident.

**Laundry**
Laundry facilities are available on-site to all residents at no additional cost. Instruction will be given to each resident on the use and care of washer and dryer. Resident use will be monitored initially by the Resident Manager until there is indication that the resident can correctly and safely use the equipment. Laundry products—detergent, fabric softener and stain removal agents will be provided by HABcore, Inc.

HABcore, Inc. will provide each resident with a complete set of linens: 2 sheets, 1 pillowcase, 2 bath towels, 1 hand towel and 1 washcloth, a bedspread and two blankets. These items will be replaced as the need arises due to normal use to wear-and-tear. The resident will be held accountable for these items at the time of his/her departure from HABcore, Inc. and, if an item is damaged as a result of abnormal use, the resident may be asked to replace the item.

Additionally, each resident’s room will contain appropriate lamps and waste cans. It is the responsibility of the resident to properly dispose of trash in the waste cans twice a week.
RESIDENTS ROOMS:

Visitors should be entertained in common areas and not in the resident's room. All residents are expected to maintain their rooms in a neat, clean and sanitary condition. Residents are required to perform daily tasks necessary to keep their rooms in order. Weekly cleaning, part of the goal for independent living, is a resident responsibility overseen by the Resident Manager. Cleaning supplies, equipment, etc. are available for resident use. See the Resident Manager for these items.

SHARE TASK PROGRAM:

HABcore, Inc. residents take part in the Share Task program. Share Task is the working together of residents and staff members to make life more comfortable in a shared home. Tasks are rotated and posted monthly. Examples of tasks in the common area are: emptying trash cans, the dishwasher, sweeping floors, setting the dinner table, help with recycling, etc.

HOUSE MEETINGS:

Informal house meetings are scheduled from time-to-time to discuss issues that arise during communal living. These meetings will be announced in advance unless an emergency situation develops. In the case of an emergency, an informal meeting will take place following the next dinner meal.

Residents will be informed in writing of any changes in HABcore, Inc. operational procedures or general rules.

COMPLAINTS:

The Resident Manager is available to hear any complaints a resident may have concerning his/her residence at HABcore, Inc. A concerted effort by the Resident Manager will be made to resolve the problems. The resident may request to follow the grievance procedure.
Grievance Procedure for Residents

HABcore respects the right of every resident to express dissatisfaction. It is expected that it will be handled in the following manner.

1- Residents should request a private meeting with the Residence Manager to discuss the issue. The contents of this meeting should be documented by the supervisor and signed off by both parties.

2- If a resident is not satisfied with the results of the first step, they may request, in writing, to have a meeting with the Residence Manager and the Executive Director. The detailed written request should include a description of the issue, actions previously taken to deal with the issue, a copy of the documentation of the first meeting and the perceived results of that meeting. This should be given to the Residence Manager who will in turn forward a copy to the Executive Director. After the meeting, a written response will be forwarded to the employee within 10 working days.

3- If the issue still has not been resolved, the Executive Director will present the case to the President and/or the chair of the Operations Committee. A written response will be forwarded to the employee within 10 working days.
THE COFFEY RESIDENCE RULES

1) All incoming and outgoing calls should be made from the payphone. No calls should be made or received between the hours of 11:00 p.m. and 5:30 a.m.

2) There is a fifteen (15) minute time limit per call. If someone is waiting to use the phone, please be considerate.

3) Alcohol, drugs and other controlled substances are prohibited on Coffey Residence premises.

4) Smoking in rooms or anywhere inside the building is prohibited. The designated smoking area is in the backyard or (only up until 10pm) outside the side door by the basement. It is expected that butts, matches and other resulting rubbish will be disposed of properly (in the garbage or designated ashtrays).

5) There is no eating anywhere inside the building other than the dining area. The kitchen area closes at 8:00 p.m. If there are any special requests in regards to the kitchen area being accessed after closing (e.g. you don't arrive home from work until after 8:00 pm), they will need approval from the Residence Manager. Residents are not permitted to cook individual meals and food is not permitted to be stored in rooms.

6) Residents are responsible for keeping rooms a safe, clean and healthy environment. Mandatory room inspections will be held by staff. Residents will usually be given the opportunity to be present, but this is not necessary. Expectations consist of a neatly made bed, no clutter on the floor or tables, no food or drink other than water, dirty laundry kept in a closed hamper or laundry bag, etc.: Rooms must be cleaned and vacuumed at least once a week. This is usually done on weekends.

7) The Coffey Residence is required by the state to hold one fire drill per month and at all different times. It is an expectation that Coffey Residence residents will comply with all directions from staff in order to complete the drill as smoothly and quickly as possible. THIS SAVES LIVES! When an alarm goes off, whether it is 3:00 a.m. or because of excess smoke during meal preparation, a full fire drill must be enacted.

8) All fire safety exit doors are prohibited from use except in case of an emergency.

9) Personal televisions and stereos need to be kept at a low volume that is not going to be disturbing to other residents. This level will be determined by staff.

10) Residents are not permitted to have visitors anywhere except common areas (i.e. back yard, living room and dining area). Resident rules also apply to visitors. Residents are prohibited from having visitors after 9:00 p.m.

11) Residents are prohibited from using disrespectful, abusive, vulgar or profane language on Coffey Residence premises.
12) Every resident will be given a daily chore to do. These chores will not be lengthy or strenuous, only to help Coffey Residence continue to be a clean and healthy environment. This also promotes home-community involvement and aids in teaching independent living skills. Each resident is expected to perform his or her chore to staff expectations. The chore list will revolve once a month to ensure fairness. Residents who will not be present during chore must make arrangements with the Residence Manager.

13) Each resident who is prescribed medication is expected to comply with physician orders with dosage and be able to monitor his or her own medication. Residents are also expected to schedule and attend their doctor appointments independently. House staff needs to be notified of all medication in your possession, including that which is over-the-counter.

14) Annual physician’s medical certifications and mantoux (tuberculosis) tests must be completed.

15) Releases for doctors, social workers, etc: must be filled out.

16) Residents are not permitted in other resident’s rooms.

17) Aggressive or threatening behavior will not be tolerated and police reports will be filed. Residents will be expected to pay for damages to property.

18) Residents are not permitted in storage, kitchen or office areas without staff permission and supervision.

19) Hot plates, electric frying pans, toasters, coffee makers or any other cooking or heating equipment are not permitted in rooms.

20) Clothes are to be washed and dried in the laundry facilities only.

21) Meal times are posted. Residents are expected to be on time for all meals. Residents should advise the staff in advance if they intend to be absent from meals.

22) Residents leaving for overnight or an extended period of one or more days are required to sign in and out of our register.

23) Changing any walls, ceilings, doors or fixtures in rooms is prohibited.

24) Clothes should be neatly hung in closets and put away in dressers at all times. Dirty clothes should be kept in laundry bags or closed hampers in closets.

25) A refundable key deposit of $5 is required. The deposit will not be refunded if the lockset is broken or taken apart, if a resident should leave without returning the key, or in any way makes it necessary for a new key or lock to be installed.

26) Smoke detectors, fire doors or exits/passageways, carbon monoxide detectors and automatic door closers are not to be tampered with. Tampering with any of these units may be considered grounds for eviction.

27) No resident may have a personal pet of any kind.
28) There should be no lending or borrowing of monies or cigarettes. HABcore will not mediate disputes of this nature.

29) Curfew for the den, television and other activities is 1:00 am. No one should be in the common areas after this time.

30) All residents must participate in some sort of daytime activity, whether it is a day program, volunteer work, a job, etc. All residents are expected to participate on their scheduled days. If a resident chooses not to participate because they are not feeling well, they are expected to schedule a doctor’s appointment for a check-up.

31) No food deliveries (pizza, subs, Chinese food, etc.) for residents are permitted at Coffey Residence.

32) Cable television and personal telephones are permitted in resident's rooms at their own expense and risk. However, if the Residence Manager determines it presents a problem because of inconvenience to roommates, poor budgeting of money, etc., this privilege may be revoked on an individual basis.

These resident rules are to ensure the safety of residents, keep Coffey Residence a clean and healthy living environment and promote a family-like atmosphere. However, this is a living, breathing document which can be changed or added to at any given time. Failure to comply with any of these rules may result in disciplinary action brought forth by the Residence Manager. Let's work together to make the Coffey Residence a terrific place to live!
Receipt of Handbook Signoff

I have received a copy of the Coffey Residence Resident's Handbook.

I understand I will be responsible for abiding by the rules and expectations enclosed within.

I will be given changes in writing as they arise.

__________________________
Name

__________________________
Signature

__________________________
Date
Title: Executive Director

Reports to: HABcore, Inc.’s President

Responsibilities: To manage and maintain, the facilities and operations of HABcore in a businesslike, yet caring, fashion; effectively supervise HABcore employees; represent HABcore to its constituencies in a positive and professional manner; support the Trustees and work closely with Committee Chairpersons to achieve HABcore’s objective; assist in the fundraising effort; manage the HABcore office.

Duties: Under the direction of the President and appropriate Committee Chairpersons:

1) Effectively manage HABcore’s business affairs.
2) Monitor HABcore’s real property assets and assure their continuing good maintenance.
3) Monitor and guarantee excellent care for all HABcore’s clients.
4) Assure organization’s conformity with applicable laws and regulations.
5) Represent HABcore in a positive manner to all its constituencies.
6) Work with the Development Committee to help secure needed funding.
7) Keep Officers and Committee Chairpersons abreast of significant matters affecting operations.
Included but not limited to within these DUTIES are the following accountabilities.

**Business Management:**

1) Supervise the business office.

2) In collaboration with Resident Managers collect and record rents when due and monitor late payments.

3) Maintain appropriate records and information required by State and Federal Agencies. Supervise creation of efficient filing system.

4) Become familiar with the job descriptions for all HABcore employees and monitor performance (working initially with relevant Committee Chairpersons). Conduct annual reviews.

5) Understand HABcore’s budget and monitor expenditures.

**Assets:**

1) Visit and inspect all properties at least bi-monthly.

2) Review check lists for properties and see that required daily, weekly and monthly maintenance items are accomplished. Revise checklists as required.

3) Report needed repairs to Building and Grounds Committee.

4) Maintain contacts with service workers (carpenters, plumbers, etc.) who repair HABcore buildings.

5) Generally, be responsible for the excellent maintenance and upkeep of HABcore’s housing stock.

**Client Care:**

1) Maintain close contact with Resident Managers and visit with clients to develop an understanding of their respective needs. Support those needs.

2) Monitor Resident Managers and Assistants:
   a) Assure proper safety procedures such as fire drills are carried out, that adequate instructions are given to part time help, that an on site
supervisor is available when clients are in residence, and that sanitary food preparation practices are followed.

3) Generally, support HABcore’s practice of trying to make all clients feel they are in a caring and safe home environment.

Represent HABcore:

1) Work with the Development Committee and the Development Director to maintain a positive image for the organization.

2) Promote HABcore through various public speaking engagements.

3) Support all committee members involved in fund and friend raising.

4) Represent HABcore in a positive, caring and professional manner.

Keeping the Board advised:

1) Report monthly to the Board at formal meeting.

2) Advise Committee Chairpersons promptly of incidents or events involving their committees.

__________________________________________  __________________________
Signature                                           Date
Title: Residential Coordinator

Reports to: Executive Director

Hours: Monday through Friday 11am to 7pm.

Responsibilities: To ensure the daily operations of the residences are being managed properly and ensure the proper supervision of the residents

Duties:

Residents

1) Ensure residents are supervised and their needs are attended to as applicable to HABcore policies and procedures.

2) Ensure food is prepared and served in a healthy manner for meal and snack times where applicable.

3) Ensure daily residential log is maintained.

4) Interact with the residents in a courteous, caring and helpful manner.

5) Ensure that case management and proper coordination of services is provided to each resident.

6) Utilize crisis intervention techniques and problem solving skills when needed.

7) Keep updated resident files in accordance with state and HABcore requirements.
Staff and Volunteers

1) Supervise all house personnel and ensure they adhere to HABcore policies and procedures and residents’ rights.

2) Interview staff candidates

3) Ensure house meetings are conducted.

4) Develop and maintain staff schedule, ensuring that all shifts are covered.

5) Conduct supervisions, probationary, semi-annual and annual performance reviews of staff.

6) Work with Volunteer Coordinator to interview, assign and supervise volunteers in the home.

Facility Management

1) Interview resident candidates and ensure that building is at maximum occupancy with appropriate residents.

2) Ensure all rents are collected and proper deposit procedures are followed.

3) Ensure that the environment is clean, safe and healthy at all times. Monitor maintenance and supply ordering.

4) Ensure that the house is maintained in a manner that meets all applicable regulations.

5) Ensure monthly fire drills are conducted.

6) Ensure compliance with house budget and petty cash procedures.

7) Complete all required reports.

Case Management

1) Provides direct services to consumers and their families (i.e., symptom management; assistance with structuring and performing basic daily living skills including money management; keeping a safe, clean, healthy environment, medication setup, development and support of social and recreational activities; consumer psycho education and support family and significant others education and support; consumer advocacy; crisis intervention; securing and maintaining
community integration including addressing housing needs and financial resources; transportation for consumers with adherence to agency policies and procedures; and educates and supports community regarding needs of person with mental illness).

2) Documentation responsibilities include accurate and timely completion of uniform clinical record documentation as per agency’s policies and procedures.

3) Coordinates with other agencies services provided to consumer.

4) Participates in an interdisciplinary team process to ensure the provision of services and/or linkage with requisite services to consumer.

5) Records, reports and monitors service delivery as per program requirements.

Community Relations

1) Establish and maintain a working relationship with the residents’ case managers and other professionals serving the residents in the community.

2) Represent HABcore at community meetings as assigned by the Executive Director.

3) Attend monthly Board of Directors meeting and present a report of activities to the Trustees.

4) Communicate with the Executive Director.

5) Perform other duties as assigned by the Executive Director.
Steve Heisman
PO Box 2361
Red Bank, N.J. 07701
(732) 544-1975

OFFERING:
Sixteen years of supervisory experience in social services.

SKILLS:

- Responsible for income and expenditures of agency's $1.1 million budget (grown from $500k), capital bond projects, acquisitions, funding proposals, county and state level committee representation, ensuring compliance with DYFS, JCAHO, DCA, HUD and state standards.

- Responsible for oversight of family, group, individual, and milieu therapies in residential treatment programs, supervision of masters level clinicians (LSW, LCSW, MA). Experienced with male, female, adolescent, adult, substance abusing, dually diagnosed, mentally ill and developmentally disabled populations.

- Responsible for hiring, training, supervision, evaluation, and development of policies and procedures.

- Experienced in accounts payable and accounts receivable, account reconciliation, and other accounting duties.

- Extremely computer literate, with experience in BASIC and PASCAL programming. Working knowledge of various word processing/spreadsheet programs.

EMPLOYMENT:

5/99 - present
HABcore, Inc., Red Bank, New Jersey
EXECUTIVE DIRECTOR

8/99 - present
Ocean Housing Alliance, Point Pleasant, New Jersey
CONSULTANT

(part-time)

12/99 - present
Mental Health Association, Eatontown, New Jersey
BEHAVIORAL ASST, MENTOR, CASE MANAGER

(part-time)

12/96 - 5/99
Catholic Charities, Bridgewater, New Jersey
PROGRAM DIRECTOR, MILIEU DIRECTOR

3/91 - 10/96
Community Opportunities, Jacksonville, Florida
RESIDENTIAL GROUP HOME MANAGER

EDUCATION:
University of North Florida, Jacksonville, Florida
B.A. in Communications
Behavior Modification Minor

References upon request
Janice Von Pater
118 Abbott Avenue
Ocean Grove, New Jersey 07756
Home Phone (732) 775-3584

OBJECTIVE: Mental Health worker position in a Geriatric, Hospital or Rehabilitation Setting

HIGHLIGHTS OF QUALIFICATIONS

- Seven years experience in successful health care management and development
- Strong in problem-focused interventions and engagement of resistant clients
- Skilled in working collaboratively with professional treatment teams
- Experienced with the following:
  - Initial Interventions, clinical assessment, referrals and treatment plans
  - DSM disorders including substance abuse or addiction
  - Intergenerational and cultural conflicts
  - Dual diagnosis (Mental Dysfunction and Chemical Dependence)
  - Advocating and interpreting for clients with community service agencies

ADDITIONAL SKILLS AND EXPERIENCE

- Designed needs assessments, orientation programs, in-service calendars and training
curriculum for nursing home personnel
- Developed competency models to further validate employee selection procedures
- Experience in instruction design and delivery

EMPLOYMENT HISTORY

2000 - present
Mental Health Worker
Hoboken, Inc.
Red Bank, N.J.

Focus: Counseling, recreation, intake, medication monitoring and life skills

1996 - 1999
Private duty mental health worker
Monmouth County/New York, N.Y.

Focus: Consulting, advocacy, counseling, life skills tutoring and recreation

1990 - 1995
Life Skills Tutor/Recruitment/Training and Development
Monmouth County/Edison, N.J.

Focus: Life skills tutoring, cognitive remediation, advocacy, counseling, recreation, recruiting and training staff for head trauma division

1997 - 1999
Procurement Officer/Assistant Administrator (weekend)
LTC Inc.
Toms River, N.J.

Focus: Purchasing, payroll and staffing

1999 - 1997
Consultant - Therapeutic Recreation
LTC Inc.
Toms River, N.J.

Focus: Train and develop staff to deliver appropriate, innovative
substance abuse programs for psychiatric population in 6 nursing centers

1994 - 1998
Director of Therapeutic Recreation
LTC Inc.
Toms River, N.J.

Focus: Develop substance abuse programs for psychiatric - geriatric population

1991
BS Psychology/Anthropology
Catholic College/Carnegie Mellon University
Pittsburgh, Pa.

1989
BS Health Care Management
BYU/Provo School for Social Research
Training and Organization Development for Health Care Settings
New York, N.Y.
March 6, 2007

Re: HABcore, Inc. Fort Monmouth NOI

To whom this concerns:

Western Monmouth Habitat for Humanity, an affiliate of Habitat for Humanity International, is committed to making adequate, affordable shelter a matter of conscience and action. Every man, woman, and child deserves a decent place to live in dignity and safety.

In conjunction with other local affiliates of Habitat for Humanity International, Western Monmouth Habitat for Humanity will submit a Notice of Interest for obtaining property now part of Fort Monmouth for the purpose of developing Self Help housing.

In addition to our plans, we pledge our cooperation and support to other organizations who seek to use the redevelopment of Fort Monmouth as an opportunity to create affordable housing.

For 19 years, HABcore has provided care to the homeless population of Monmouth County. With two residences in Red Bank, one each in Asbury Park and Keansburg, and another 20+ apartment units across Monmouth County, HABcore has a reputation for providing safe and clean affordable housing for its residents. Many of its clients are among our most vulnerable citizens.

Through the high degree of care provided by HABcore’s trained workers and peer agencies such as the VNA, CPC Behavioral Healthcare and Easter Seals, many of HABcore’s clients develop the capacity for more independent living and move on to the agency’s apartment units for “graduate” clients. All of the HABcore properties are well maintained and the agency has received three HUD grants to expand its services.

I sincerely support this organization’s application.

Respectfully submitted,

John Yaeger
Executive Director
March 6, 2007

Fort Monmouth Economic Revitalization Planning Authority
12 Christopher Way, Suite 200
Eatontown, NJ 07724

RE: HABcore, Inc. Fort Monmouth NOI

To Whom It May Concern,

I am writing in support of HABcore Inc.'s Notice of Interest for a Homeless Assistance conveyance of surplus property at Fort Monmouth.

HABcore has been serving the homeless population in Monmouth County for more than 19 years, approximately the same time that Interfaith Neighbors has been operating in Monmouth County.

Interfaith Neighbors serves a different segment of the population than HABcore. Our efforts in terms of shelter are focused on providing rental assistance and affordable housing opportunities to working poor families in Monmouth County. HABcore works directly with the county’s homeless population providing shelter and supportive services to the most vulnerable citizens of the county.

HABcore enjoys a well earned reputation among the social service agencies throughout the county for providing quality services in clean, well run and well maintained facilities. They would be an excellent choice as an agency to meet the BRAC mandate for Homeless Assistance at Fort Monmouth.

I sincerely urge your support for HABcore's application for a conveyance of property at the Fort Monmouth site to expand their Homeless Assistance services in Monmouth County.

Sincerely,

[Signature]
Joseph Marmora
Executive Director

[Board of Directors]
Rabbi Sally Priesand, President; Father Robert Kaeding, Vice-President; Paul McEvilly, Secretary;
Joseph Marmora, Treasurer; Max Singer, Father Ron Ciolfi, Phil Siciliano,
Bruce Hoffman, Vincent Petruzziello, Pam Saunders, Rev. Jennifer L. Sweitzer
March 4, 2007

Fort Monmouth Economic Revitalization and Planning Authority
12 Christopher Way, Suite 200
Eatontown, NJ 07724

Dear Authority Members:

I am writing to express the support of the Human Concerns/Social Justice Committee of the Church of St. Anselm in Wayside for HABcore, Inc. and its Notice of Interest for conveyance of Fort Monmouth property to serve the homeless.

HABcore has provided care to the homeless population of Monmouth County for 19 years. With two residences in Red Bank, one each in Asbury Park and Keansburg, and another 20+ apartment units across the county, the agency has furnished housing for some of our most vulnerable citizens and established a strong reputation in their care. HABcore properties are well maintained and the agency has received three HUD grants to expand its services. HABcore is seeking three buildings to house 65 people and provide training, counseling, office and storage space. We strongly urge the Authority to favorably consider its NOI.

We believe most strongly that our elected and appointed leaders should take a firm moral stand in advocating for affordable housing and other shelter for all members of the community for whom this is a necessity. The re-use and revitalization of Fort Monmouth is not only an opportunity to enhance the economy of the county, but a challenge to our leaders to seize the moral high ground and provide balance in the distribution of this property.

Sincerely,

Marcia J. Van Note
Chair

Cc: Steve Heisman
    HABcore
    Rev. Eugene Vavrick
    Pastor
    Peggy Whiteside
    President, Parish Council
March 3, 2007

To Whom It May Concern:

Re: HABcore, Inc. Fort Monmouth NOI

I am writing to support HABcore’s Notice of Intent for conveyance of property at Fort Monmouth in order to serve the homeless.

HABcore has been a valuable provider of services to the homeless in this area for nineteen years. Not only is the housing they provide of good quality, their supportive services have been excellent. Their excellence has been rewarded by three HUD grants to expand their services.

Granting property to this agency would insure quality service to a segment of our county that desperately needs help.

I hope you will support their application.

Sincerely,

[Signature]

David A. Gibbons
President
March 5, 2007

Fort Monmouth Economic Revitalization Planning Authority
C/o Frank Cosentino & Rick Harrison
12 Christopher Way, Suite 200
Eatontown, NJ 07724

Mr. John Ciufio
Fort Monmouth Economic Revitalization Planning Authority
C/o Commerce, Economic Growth and Tourism Commission
The Mary Roebling Building
20 West State Street
P.O. Box 990

Re: HABcore, Inc. Fort Monmouth NOI

To Whom It May Concern:

I am writing in support of HABcore, Inc.’s Notice Of Interest for conveyance of Fort Monmouth property to serve the homeless.

For 19 years, HABcore has provided care to the homeless population of Monmouth County. With two residences in Red Bank, one each in Asbury Park and Keansburg, and another 20+ apartment units across the county, this agency has established a reputation for providing safe and clean affordable housing for its residents. Many of its clients suffer from mental illness; all are among our most vulnerable citizens.

Through the high degree of care provided by HABcore’s trained workers and peer agencies such as the VNA, CPC Behavioral Healthcare and Easter Seals, many of HABcore’s clients develop the capacity for more independent living and move on to the agency’s apartment units for “graduate” clients. All of the HABcore properties are well maintained and the agency has received three HUD grants to expand its services.

I sincerely urge your support towards this organization’s application.

Sincerely,

Homes For All, Inc.

By:
James R. Valle
President

7 Hyers Street, Toms River, NJ 08753 • Telephone (732) 286-7929 • Fax (732) 286-9698
A Non - For - Profit Affordable Housing Developer
E-mail: homesforall@monmouth.com
March 5, 2006

Steve Heisman, Executive Director
HABcore, Inc.
P.O. Box 2361
Red Bank, NJ 07701

Dear Mr. Heisman,

We are pleased to endorse HABcore’s application for conveyance of Fort Monmouth property to house 65 people and provide training, and counseling services to the homeless.

As you know, our Emergency Assistance (EA) system receives two hundred fifty applications per month for emergency placements. Approximately sixty percent are single individuals; forty percent are families with children. At present, EA is supporting over five hundred homeless households in shelters, transitional housing, rooming houses, boarding homes, and motels.

Our agencies and others in the county have a close working relationship, which enriches the resources available to our most vulnerable citizens. We look forward to working together on this project.

Sincerely,

Susan L. Rea, Social Work Administrator
Social Service Section
March 7, 2007

Mr. Steve Heisman
HABcore, Inc.
P.O. Box 2361
Red Bank, N.J. 07701

Re: HABcore, Inc. Fort Monmouth NOI

To Whom It May Concern:

I am writing in support of HABcore, Inc.’s Notice of Interest for conveyance of Fort Monmouth property to serve the homeless.

For nineteen years, HABcore has provided care to the homeless population of Monmouth County. With two residences in Red Bank, one each in Asbury Park and Keansburg, and another 20+ apartment units across the county, this agency has established a reputation for providing safe and clean affordable housing for its residents. Many of its clients suffer from mental illness; all are among our most vulnerable citizens.

The collaboration of HABcore and the staff from CPC Behavioral Healthcare has provided opportunities for our shared clients to develop the capacity for more individual living and move on to HABcore’s apartment units for “graduate” clients. All of the HABcore properties are well maintained and the agency has already received three HUD grants to expand its services.

I support HABcore’s application without any reservations.

Sincerely,

Vera Sansone, LCSW

Sr. V.P., Mental Health and Addiction Recovery Services

www.cpcbehavioral.org
...because good emotional and mental health matters
Board of Trustees:
Daniel Petrasinl
President
Patrick Marcallo
Vice President
John G. Zerzer
Treasurer
Virginia Cushman
Secretary

Trustees:
Harvey Cartmell
Margaret J. Comfort
Jac A. Cushman
Tom Donadio
Barbara Hines
Emo Krasnovec
Doris McKown
Nancy Pipher
Dorothy Reaves
Ruth Scott
Martin Veilleux
Robert Wheeler
Edna Wiley

March 6, 2007

To Whom It May Concern:

I am writing in support of HABcore, Inc.'s Notice of Interest for conveyance of Port Monmouth property to serve the homeless.

For 19 years, HABcore has provided care to the homeless population of Monmouth County. With two residences in Red Bank, one each in Asbury Park and Keansburg, and another 20+ apartment units across the county, this agency has established a reputation for providing safe and clean affordable housing for its residents. Many of its clients suffer from mental illness; all are among our most vulnerable citizens.

Through the high degree of care provided by HABcore's trained workers and peer agencies such as the VNA, CPC Behavioral Healthcare and Easter Seals, many of HABcore's clients develop the capacity for more independent living and move on to the agency's apartment units for graduate clients. All of the HABcore properties are well maintained and the agency has received three HUD grants to expand its services.

I sincerely urge your support towards this organization's application.

Sincerely,

[Signature]
Margaret J. Comfort
Executive Director

[Logo]
United Way
United Way of Monmouth County
Certified Agency
Thursday, March 8, 2007

Re: HABcore, Inc. Fort Monmouth NOI

To whom it may concern,

The Center for Vocational Rehabilitation is writing in support of HABcore, Inc.'s Notice of Intent for conveyance of Fort Monmouth property to serve the homeless.

CVR has program participants that live at various HABcore residences, and have always praised the way they are treated and cared for. HABcore has been providing outstanding housing for people with all types of special needs for close to twenty years. Steve Heisman and his staff operate professionally; and provide safe, clean and affordable housing for its residents.

As a community based organization we know the importance of safe and clean housing; whereas they are very difficult to find. HABcore is one of the few housing programs that know how to do things properly.

I have known Steve and HABcore for several years now and feel that their contribution to our community is critical for the success of individuals that may be struggling and need HABcore's housing support. We feel that it is extremely important to approve HABcore's application as they continue to make a difference in peoples lives especially our homeless population.

Thank you for your time and consideration.

Sincerely,

Russell Anderson
President/CBO
Exhibit b12

Lutheran Social Ministries NOI
FORT MONMOUTH BASE
NOTICE OF INTEREST

To Develop
Lutheran Housing
Senior Room Occupancy Fact
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NOTICE OF INTEREST
I. Purpose of Notice of Interest

The purpose of this Notice of Interest is to express Lutheran Social Ministries of New Jersey’s interest in developing Building 365 located on Signal Avenue at the Fort Monmouth Base as a Single Room Occupancy facility that will provide permanent supportive housing for homeless male and female adults.
I. Purpose of Notice of Intent

The purpose of this Notice of Intent is to express Lutheran Social Ministries of New Jersey’s interest in developing Building 365 located on Signal Avenue at the Fort Monmouth Base as a Single Room Occupancy facility that will provide permanent supportive housing for homeless male and female adults.
II. Program Description of Homelessness Assistance Program

The Lutheran Housing Single Room Occupancy (LHSRO) facility will provide permanent supportive housing for fifty (50) single male and female adults who are homeless or at risk of homelessness in Monmouth County. The County’s Continuum of Care (CoC) has repeatedly identified homelessness and the need for increased services for homeless individuals as a critical issue in the County. Although there are several emergency shelters, transitional housing facilities and even permanent housing, the need remains far greater than these facilities can address. The development of the LHSRO will markedly reduce this need by providing supportive permanent housing that will allow the residents to transition from a lifestyle of instability and dependency to independence and self-sufficiency.

The LHSRO will be located in Building 365 on Signal Avenue. This location is perfectly situated at the perimeter of the Campus near the Oceanport Avenue entrance and will afford the residents easy access to the NJ Transit bus depot, the Little Silver Train Station, retail, and other public venues.

- Program Goals

The goal of the LHSRO housing program is to 1) provide safe, decent permanent housing for homeless individuals, and 2) offer an intensive supportive service program that will assist residents achieve self-sufficiency, independence and re-integration into their communities at the end of their two (2) year anniversary. Re-integration will occur through the introduction of social services such as vocational and literacy programs; enhanced life skill training; recovery support and psycho-therapy in an environment conducive to personal growth and community building. The supportive service program will be tailored to the individual needs and goals of the resident.

- Target Population

We expect the target population to be homeless individuals from sheltered and unsheltered living conditions. Specifically, the population will include the following: the chronically homeless, mentally ill, substance abusers, veterans and persons with HIV/AIDS.

In terms of the number of people the facility will serve in any given year, we project 60 individuals. This 20% increment is based on the rate at our existing 64 bed SRO in the City of Trenton. The LHSRO will serve individuals within Monmouth County, with the majority of our residents coming from Asbury Park, Long Branch, Neptune, Keansburg and Keyport. Based on information obtained from the County, these towns have the highest social service usage.
Supportive services are critical for persons experiencing chronic homelessness because they battle with, in some instances layers of issues which are the cause of homelessness. These services are therefore vital to the residents' achieving independent living, gainful employment, recovery from substance abuse and meaningful relationships with family members. To that end, upon entrance into the facility, each resident will be referred to a Certified Case Manager (CCM) that will perform a thorough needs assessment followed by a coordination of supportive services. Supportive services will be mandatory for all residents. Therefore, a concerted effort will be made by the CCM to insure that each resident avails themselves of the services that will enable them to move toward and achieve self-sufficiency. The supportive service program will be diverse and offer options for a wide array of needs including the following:

a. Life Skills training that offers assistance with basic home living, cooking, hygiene and grooming; cleaning and laundry; banking and budgeting.
b. Substance Abuse support through group counseling services, on-site NA/AA meetings, and self-run tenant groups dealing with psychiatric, economic, health and/or social issues.
c. Mental Illness/psycho-therapy counseling on an outpatient basis including psychiatric evaluation and medication monitoring. Problems that will be addressed include family matters, depression, anxiety, life transitions and anger management.
d. AIDS/HIV Testing and Counseling services will offer residents testing and treatment for sexually and drug-transmitted diseases, mid-life health services and physicals.
e. Vocational Opportunities services designed to encourage the development of a vocational track based on interests and skills.
f. Literacy Program will provide one-on-one and small group tutoring services in basic literacy using various techniques to teach reading and writing.
g. Legal Aid will be offered off site that will address civil matters including entitlement/public benefits, disability benefits, food stamps, social security, discrimination and other legal matters.
h. Local food pantries will offer free hot and cold meals and other services on a limited basis including clothing and furniture.
III. Description of the Need for the Program

As previously stated, there is an underserved need for permanent housing for homeless individuals in Monmouth County. The State and County Consolidated Plans substantiate this need as follows:

1. The State Consolidated Plan

According to the State of New Jersey Department of Community Affairs' FY 2000-2004 Consolidated Plan, the State has prioritized assistance to homeless individuals that will enable this population to obtain permanent housing with needed support services to become self-sufficient. For the past 15 years, this Department and the State's Department of Human Services have partnered with community providers to create public policies that address the needs of the homeless including the provision of County planning bodies, namely Comprehensive Emergency Assistance Committees (CEAS), Continuum of Care strategies and a network of emergency services and shelters, transitional housing facilities and ancillary services. Through a collection of data derived from these statewide providers and agencies, it is estimated that there is a need for 20,182 beds/units of permanent housing. However, only 6,487 units are available, leaving an unmet shortage of 13,695 beds/units. This Plan also indicates that approximately 10,521 adults with serious mental illness are homeless or are at risk of homelessness in the State. And, access to a full range of housing options, particularly affordable permanent housing, is severely limited for individuals with mental illness. Further, as of March of 2000, there were 39,930 AIDS reported cases of which 1,932 cases were reported in Monmouth County. According to the Department of Health, more than 3,000 persons with AIDS are currently in need of housing services (see Exhibit C). Needless to say, as the number of individuals diagnosed with AIDS increases the need for adequate housing will be urgently needed. Lastly, the 2006 Consolidated Plan emphasizes the need to expand housing options to assist special needs populations by moving the homeless persons into permanent supportive housing. The Plan also points to the January 27, 2005 Point in Time Survey in which 786 homeless individuals were identified in Monmouth County alone, clearly supporting the need to provide permanent supportive housing (see Exhibit D).

2. Monmouth County Consolidated Plan

In addition to the State's Plan, the County's Continuum of Care (CoC) system which assesses homeless service needs, reveals that the level of homelessness in the Monmouth County community is monumental and that there are wide gaps in services. According to the 2006 Consolidated Plan's Homeless Population Chart (Exhibit D), there are 486 sheltered homeless living in either emergency or transitional housing, and 80 individuals experiencing unsheltered living conditions for a total of 566 homeless individuals. Regarding the Homeless Subpopulations, 267 individuals are chronically homeless and living in emergency shelters, 437 are severely mentally ill, 443 experience chronic substance abuse, 11 are veterans and 30 are persons with HIV/AIDS for a total of 1,188 individuals living in emergency shelters. Regarding individuals without shelter, 16 are chronically homeless, 42 are severely mentally ill, 32 are chronically substance abusers, 2 are veterans and 4 are persons living with HIV/AIDS.
Additionally, based on information obtained from the County, there are approximately 400-500 individuals residing in hotels and motels on any given day. And, the number of people served last year alone because of the lack of facilities is approximately 593 individuals. Current housing data, points to eight emergency, transitional and permanent housing facilities in the County including three (3) emergency and transitional housing facilities providing 88 beds and five (5) permanent housing facilities providing a total of 43 beds/rooms. These facilities have proven to be invaluable programs in the County however, it is noted that the emergency shelter system only temporarily provides residents with the most basic of human necessities. For most, shelter living will be a recurring experience. And, although case management services are provided to shelter residents, a comprehensive support system that involves intensive medical and psycho-therapy treatment, job counseling, and educational assistance is lacking and yet critical to the success of the resident. Therefore given the above, the development of the LHSRO is greatly needed in the County as not only an additional source of permanent housing for the homeless but a means by which comprehensive supportive services can be provided to the County’s homeless population.

Finally, it is noted that the County and Continuum of Care (CoC) providers participated in the Point in Time Survey on January 25, 2007, a statewide effort as required by HUD to obtain an accurate snapshot of the State’s homeless population. And, although data from the survey will not be available until the end of March 2007, it is highly probable that the numbers will comport with or exceed those provided in the County’s Plan. Further, it should be also noted that Monmouth County CoC participants have implemented the HUD Housing Management Information System (HMIS) which presents this community with an opportunity to re-examine how homeless services are provided in their community, make informed decisions, and develop appropriate action steps. Needless to say, the LHSRO will participate in this program which will be an invaluable tool not only during the planning phase of development but during the facility’s operations.
IV. Description of Community Coordination

Lutheran Social Ministries of New Jersey (LSM/NJ) has participated with the Monmouth County Advocacy Team, a group of non-profit housing and service providers who’ve met to discuss the development of housing for the homeless and low income individuals on the Fort Monmouth Base. As a participant, LSM/NJ is committed to reaching out to them as well as other providers to coordinate the services needed to support the residents of the LHSRO community. We are also committed to extending support to their initiative to address homelessness in the County (see Exhibit F). In order to ensure that the needs of the homeless are fully met, services will be coordinated with these and others agencies located in close proximity to the Fort Monmouth Base. Referrals will come from Monmouth County Departments, as noted below with remaining referrals coming from agencies on the Base and other local emergency shelters, transitional facilities and other public/private supportive service programs, as noted below:

Monmouth County Department of Human Services

- Office on Aging
- Division of Alcohol and Drug Abuse
- Division of Employment and Training
- Division of Mental Health
- Division of Social Services
- Division of Veterans Interment Affairs

Emergency Shelters and Transitional Housing Facilities

- The Center Transitional Housing (40 beds), Asbury Park
- Monmouth County Emergency Shelter, (31 beds), Ft. Monmouth
- County PHA, Housing with Dignity- HIV/AIDS (17 beds), Scattered sites in County
- County PHA Shelter Plus Care Permanent Housing, Ray of Light- Mentally Fragile Homeless Young Adults with HIV/AIDS (5 beds), Scattered sites in the County
- Easter Seals of New Jersey, Permanent Housing for the Homeless and Mentally Ill (14 beds), Freehold
- Tenant-Based Rental Assistance for the Chronically Homeless with mentally illness and chronic substance abuse, (10 beds), Scattered sites
- Ocean, Inc., Permanent Housing for Persons with Disabilities (7 beds), Scattered sites in the County
- CSP of New Jersey Shelter Plus Care- TRA- Permanent Housing (7 beds), Scattered sites in the County
Non-Profit Supportive Service Agencies

- Employment
  - Work Opportunity Center, Long Branch
  - S.T.A.R. Program, Tinton Falls
  - Monmouth Center for Vocational Rehabilitation, Eatontown
- HIV/AIDS Testing and Counseling
  - Planned Parenthood of Central New Jersey, Shrewsbury
  - Philip House, Long Branch
  - Monmouth/Ocean HIV Consortium, Red Bank
- Legal Aid
  - Ocean-Monmouth Legal Services, Inc., Long Branch
- Literacy
  - Monmouth-Ocean Educational Services Commission, Tinton Falls
  - Literacy Volunteers of America-Monmouth County, Long Branch
- Mental Illness
  - Mental Health Association of Monmouth County, Eatontown
  - Monmouth Behavioral Health Care, Red Bank
  - CPC Behavioral Healthcare, Red Bank
  - Partners in Independence, Eatontown
- Senior Services
  - Senior Citizens Activities Network, Inc., Eatontown
  - Senior Wellness, Tinton Falls
- Substance Abuse
  - Addiction Recovery Services, Red Bank
  - Fort Monmouth Army Substance Abuse Program, Fort Monmouth
- Additional Provider Partners:
  - Lutheran Church of the Reformation Food Pantry, West Long Branch
  - Salvation Army- Red Bank
  - Meals at Noon, Long Branch

In addition to the providers above, LSM/NJ will affirmatively market our housing to regional service providers as well as identify other supportive service providers in order to ensure that our residents have the resources needed to achieve self-sufficiency.
V. Information About the Property Requested

To develop a 50 single room occupancy facility and provide the administrative support needed to successfully operate the facility, at least 32,000 square feet is required. Building 365, located on Signal Avenue meets this building requirement. It is a 34,000 square foot, three story building which currently accommodates 60 rooms. The building will be reconfigured in order to allocate space for living accommodations and administrative support. Each room will be approximately 390 square feet, smaller than the current unit sizes. All rehabilitation work will conform to the State Rehabilitation Code. In addition to single rooms, the facility will have ample space for the following office/community rooms:

- Lobby & Security desk
- Property Manager Office
- Space/Office for Administrative Assistant
- Case Manager Office
- Resident Coordinator
- Community/Recreational Room
- Computer/Library Room
- Laundry Room
- Administrative Storage Space

With regard to the facility’s parking needs, on-site parking will only be required for administrative and supportive service staff. A minimum of 5,000 square feet of on-site parking for approximately 10 cars and a van is required.

In terms of the building’s location, Building 365 is perfectly situated in close proximity to the perimeter of the Base, affording the residents easy access to public transportation and walkability to public services.
Building 365 (Guest House)
Signal Avenue
Fort Monmouth Base
VI. Applicant Information and Financial Plan

- Organization’s Background & Structure

Lutheran Social Ministries of New Jersey (LSM/NJ) is the social ministry arm of the Lutheran Church in New Jersey. Our programs focus on a variety of services including housing, senior care and a unique variety of other program services including Adoption, Immigration and Refugee Resettlement Services, and Community Partnering and Disaster Response. We have a long history of serving in communities and reaching out to those in need.

LSM/NJ was established in late 1903 with the opening of the Orphan’s Home of the Children’s Friend in Jersey City. The home operated for 42 years and during its history provided care for 423 children. In the mid-1940s the organization embarked on several social service programs including foster home placement, adoption services, family counseling, refugee resettlement and opened the Moorestown Home for the elderly. Over the next six decades, the organization continued its community service programs and expanded its housing development program including the development of 14 family, senior and special needs housing projects and totaling 653 units. Today, LSM/NJ is one of the State’s largest non-profit affordable housing developers which has grown to more than 650 employees in its corporate and satellite offices.

LSM/NJ is a 501(c)3 non-profit housing corporation which is led by a 19 member Board of Trustees. The Board of Trustees has representation from the legal, construction, social service and real estate industries. There are five Board Committees: Executive/Human Resource Committee, Finance Committee, Audit Committee, Strategy Committee, and Corporate Governance/Nominating Committee. The organization is led by the President and Chief Executive Officer who is also a member of the Board of Trustees. The Housing Development and Housing Management Divisions are lead by the Vice President of Housing and Community Services who reports directly to the President and Chief Executive Officer (see Exhibit B).

The mission of LSM/NJ is “Through the power of the Holy Spirit, and in response to God’s love as revealed in the Gospel, the mission of Lutheran Social Ministries of New Jersey is to serve those in New Jersey who hurt, who are in need, or who have limited choices”.

Organization’s Commitment

The LSM/NJ is fully committed to the development of housing for the homeless. As our mission states, our goal is to serve individuals in need. Therefore, the provision of permanent housing for individuals who are homeless or are at risk of homelessness fully embraces the mission of the organization. In addition, in 2005, the LSM/NJ Board of Trustees adopted a strategic plan for its Division of Housing Development which includes the creation of 800 units of affordable housing over the next five (5) years. The provision of 50 new units of housing for the homeless will assist the Division in its housing goal.
Organization's Capacity and Experience

LSM/NJ has a long and impressive track record of developing and operating housing for low income elderly, families and special needs populations throughout the State of New Jersey. It is experienced in the preparation and financial packaging of local, State and Federal affordable housing grants. Its success in the application process can be seen in its housing portfolio with eleven (11) Low Income Housing Tax Credit projects totaling 499 units; two HUD 202 projects for the frail elderly and one 50 unit project scheduled to break ground in the spring of 2007 totaling 180 units, and three (3) special needs developments for the developmentally disabled with a total of 24 beds. LSM/NJ also manages on a fee for service basis a 150 unit HUD 202 development in Trenton and an 89 scattered site project North Camden (see Exhibit A). It is noted that LSM/NJ manages all its developments.

LSM/NJ has developed a reputation throughout the State as an accomplished, full service affordable housing developer. Our services include creating the development concept, project design, financial packaging, construction oversight, marketing, and lease up or sale of the residential units. Our success is attributed to our development philosophy which is to ensure that each housing project is marked by sound financial analysis, community support, seamless teamwork, exemplary architectural design, and superior construction. We are committed to ensuring our developments incorporate energy efficient products, green design features, and offer ample outdoor space for passive recreation.

* Financial Plan

LSM/NJ contemplates the rehabilitation of Building 365. Accordingly, our development budget includes hard and soft costs. We have factored into the budget costs associated with environmental and zoning, lead-base and asbestos, and handicap accessible and green building design features. Several layers of funds will be required to cover these costs. There will also be start up costs. Several pre-development funds operate in the State that provide soft loans for costs associated with appraisals, marketing and environmental studies. LSM/NJ may apply to The Reinvestment Funds for assistance to cover these costs. Lastly, to cover operating and supportive service costs, we anticipate rental assistance from the HUD’s Section 8 Moderate Rehab Program and Supportive Housing Program dollars also from HUD, to pay for rehabilitation and supportive services.
### Pre-development Budget

**Project Name: Lutheran Housing SRO**

<table>
<thead>
<tr>
<th>Item</th>
<th>Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Appraisal</td>
<td>$2,500</td>
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<tr>
<td>Market Study</td>
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<tr>
<td>Purchase Option</td>
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</tr>
<tr>
<td>Attorney Fees</td>
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<tr>
<td>Phase I Environmental Study</td>
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<tr>
<td>Conceptual Design</td>
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<tr>
<td>Cost Estimate</td>
<td>$7,500</td>
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<tr>
<td>Engineering/Zoning Board Approval</td>
<td>$18,000</td>
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<tr>
<td>Housing Consultant</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$84,500</strong></td>
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</tbody>
</table>

### Funding Sources

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
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<tr>
<td>The Reinvestment Fund</td>
<td>$84,500</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$84,500</strong></td>
</tr>
</tbody>
</table>
Development Budget

Project Name: Lutheran Housing SRO
Municipality: Fort Meade/Staff
County: Monongahela

ACQUISITION

Building $100,000
Other: $0

CONSTRUCTION

Demolition $0
Off-Site Improvements $0
Residential Structures $3,830,000
Environmental Clearances $1,800
Surety & Bonding $40,000
Building Permits $50,000
Other: $0

CONTRACTOR FEE

Contractor Overhead & Profit $385,000
General Requirements $150,000

CONTINGENCY

Hard Contingency (10% Rehab / 5% New) $330,000
Soft Contingency $75,000

PROFESSIONAL SERVICES

Appraiser & Market Study $6,500
Architect $189,000
Attorney $50,000
Cost Certification / Audit $6,000
Board Prem 195,000
Energy Star $30,000
Soil Investigation $0
Surveys $5,000

CARRYING & FINANCING

Interest $0
Points & Lender Fees $0
R.E. Taxes $20,000
Insurance $46,000
Title Insurance & Recording $15,000
Utility Connection Fees $0
Tax Credit Fees $0
Other: $0

SUB-TOTAL $5,615,300

DEVELOPER FEE $188,024
LAND $0
SYNCHRONIZATION EXPENSES $0
MARKETING EXP & HAS FEE $40,000
ESCROWS: Working Capital $0
Replacement Reserves $50,000
Operating Deficit Escrow $0
Debt $0
Insurance $15,000
Tax $20,163

TOTAL $5,958,487

Sources & Uses Schedule

Special Needs Housing Trust Funds $3,799,237
HUD Supportive Housing Program Funds $400,000
DCA Balanced Housing Funds $1,238,959
PHILHAP Affordable Housing Program Funds $300,000
TOTAL $5,958,487
<table>
<thead>
<tr>
<th>Category</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
<th>Year 6</th>
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<tbody>
<tr>
<td><strong>Revenue</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Total</td>
<td>349,734</td>
<td>350,984</td>
<td>361,553</td>
<td>372,410</td>
<td>383,506</td>
<td>395,311</td>
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<tr>
<td>Operating Expenses</td>
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<td></td>
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<tr>
<td>Administrative</td>
<td>$329</td>
<td>$352</td>
<td>$391</td>
<td>$417</td>
<td>$441</td>
<td>$464</td>
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<tr>
<td>Salaries and Benefits</td>
<td>$2,108</td>
<td>$2,167</td>
<td>$2,287</td>
<td>$2,468</td>
<td>$2,672</td>
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<tr>
<td>Maintenance &amp; Repairs</td>
<td>$260</td>
<td>$260</td>
<td>$260</td>
<td>$260</td>
<td>$260</td>
<td>$260</td>
</tr>
<tr>
<td>Insurance</td>
<td>$100</td>
<td>$100</td>
<td>$100</td>
<td>$100</td>
<td>$100</td>
<td>$100</td>
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<tr>
<td>Management Fee</td>
<td>$241</td>
<td>$241</td>
<td>$241</td>
<td>$241</td>
<td>$241</td>
<td>$241</td>
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<tr>
<td><strong>Total Operating Expenses</strong></td>
<td>$365</td>
<td>$393</td>
<td>$428</td>
<td>$453</td>
<td>$478</td>
<td>$503</td>
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<tr>
<td><strong>Total Revenue</strong></td>
<td>$385,292</td>
<td>394,317</td>
<td>403,831</td>
<td>417,943</td>
<td>431,284</td>
<td>445,344</td>
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<tr>
<td><strong>Expenses</strong></td>
<td></td>
<td></td>
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<td></td>
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<tr>
<td>Total Cost</td>
<td>$31,357</td>
<td>$31,701</td>
<td>$32,313</td>
<td>$33,527</td>
<td>$34,557</td>
<td>$35,587</td>
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<tr>
<td>Capital Expenditures</td>
<td>$31,357</td>
<td>$31,701</td>
<td>$32,313</td>
<td>$33,527</td>
<td>$34,557</td>
<td>$35,587</td>
</tr>
<tr>
<td><strong>Total Expenses</strong></td>
<td>$101,208</td>
<td>101,208</td>
<td>101,208</td>
<td>101,208</td>
<td>101,208</td>
<td>101,208</td>
</tr>
<tr>
<td><strong>Income Available for Debt</strong></td>
<td>$284,084</td>
<td>293,109</td>
<td>302,628</td>
<td>306,736</td>
<td>321,437</td>
<td>330,056</td>
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<tr>
<td>Debt Service Ratio</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
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<tr>
<td><strong>Cash Flow</strong></td>
<td>$24,343</td>
<td>24,343</td>
<td>24,343</td>
<td>24,343</td>
<td>24,343</td>
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</table>
## Supportive Services Budget

<table>
<thead>
<tr>
<th>Expenses</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Certified Case Manager</td>
<td>$45,000</td>
</tr>
<tr>
<td>Resident Coordinator</td>
<td>$35,000</td>
</tr>
<tr>
<td>Office Equipment</td>
<td>$7,000</td>
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<tr>
<td>General Office Supplies</td>
<td>$3,000</td>
</tr>
<tr>
<td>Recreational Activities</td>
<td>$10,000</td>
</tr>
<tr>
<td>Travel</td>
<td>$5,000</td>
</tr>
<tr>
<td>Van</td>
<td>$30,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$135,000</strong></td>
</tr>
</tbody>
</table>

## Funding Sources

<table>
<thead>
<tr>
<th>Funding Source</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>HUD Supportive Housing Program Funds</td>
<td>$135,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$135,000</strong></td>
</tr>
</tbody>
</table>
VII. Development Timeline

We anticipate that the development of the LHSRO will occur over a period of 33 months from the signing of a contract of sale to 100% lease up as reflected in the attached timeline chart.
Development Timeline

<table>
<thead>
<tr>
<th>Lutheran Housing SRO</th>
</tr>
</thead>
<tbody>
<tr>
<td>DEVELOPMENT TIMELINE</td>
</tr>
<tr>
<td>Pre-Development Phase</td>
</tr>
<tr>
<td>Permits Approved</td>
</tr>
<tr>
<td>Environmental Study</td>
</tr>
<tr>
<td>Marketing Study</td>
</tr>
<tr>
<td>Contact of Sales</td>
</tr>
<tr>
<td>DEVELOPMENT PHASE</td>
</tr>
<tr>
<td>Site Plan Approval</td>
</tr>
<tr>
<td>Code Compliance</td>
</tr>
<tr>
<td>Subcontractor Selection</td>
</tr>
<tr>
<td>Financial Commitments</td>
</tr>
<tr>
<td>Subcontractor Approvals</td>
</tr>
<tr>
<td>Obtain Tax Exemption</td>
</tr>
<tr>
<td>Closing &amp; Transfer of Property</td>
</tr>
<tr>
<td>MORTGAGE CLEARANCE</td>
</tr>
<tr>
<td>CONSTRUCTION PHASE</td>
</tr>
<tr>
<td>Secure Building Permits</td>
</tr>
<tr>
<td>Construction Start</td>
</tr>
<tr>
<td>Bonding</td>
</tr>
<tr>
<td>Final Inspection</td>
</tr>
<tr>
<td>Secure Certification of Occupancy</td>
</tr>
<tr>
<td>Punch List</td>
</tr>
<tr>
<td>POST CONSTRUCTION</td>
</tr>
<tr>
<td>Final Certification</td>
</tr>
<tr>
<td>Prepare Final Stage Package</td>
</tr>
</tbody>
</table>
EXHIBITS
# Exhibit A

## HOUSING PORTFOLIO

<table>
<thead>
<tr>
<th>Development</th>
<th>Location</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Senior Rental</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Birchwood at Old Bridge (LIHTC project)</td>
<td>100 Mimi Road Old Bridge</td>
<td>New construction of 88 new construction, senior apartments using the Low Income Housing Tax Credit and other public subsidies. Birchwood is convenient to shopping, major roads and an active community. The development is tucked away way in a quiet residential community. Apartments are leased to seniors age 55 and older.</td>
</tr>
<tr>
<td>Circle F Senior Apartments (LIHTC project)</td>
<td>720 Monmouth Street Trenton</td>
<td>Conversion and substantial rehabilitation of a watch manufacturing building into 70 senior apartments developed using the Low Income Housing Tax Credit and other public funding</td>
</tr>
<tr>
<td>Mirota Senior Residence (LIHTC project)</td>
<td>200 Van Home Road Whitehouse Station</td>
<td>New Construction of 60 apartments for senior citizens using the Low Income Housing Tax Credit</td>
</tr>
<tr>
<td>So. Plainfield Senior Residence (LIHTC project)</td>
<td>151 Morris Avenue So. Plainfield</td>
<td>100 new construction senior apartments layered with several public funding sources including the Low Income Housing Tax Credit. This development is intended for seniors age 55 and older. Project features include controlled gas heat and air-conditioning, an on-site superintendent and easy access to transportation, an active senior center, shopping, healthcare and many other services.</td>
</tr>
<tr>
<td><strong>Family Rental</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cadwalader Apartments (LIHTC project)</td>
<td>1056 Stuyvesant Avenue &amp; 1115 W. State Street Trenton</td>
<td>21 substantially rehabilitated apartments for families using public subsidies including the Low Income Housing Tax Credit</td>
</tr>
<tr>
<td>Elwood Driver Apartments (LIHTC project)</td>
<td>Sweets and Fountain Avenue Trenton</td>
<td>20 scattered-site in-fill and substantially rehabilitated apartments for families</td>
</tr>
<tr>
<td>Mott Centre Street Apartments (LIHTC project)</td>
<td>660 Centre Street Trenton</td>
<td>Conversion and substantial rehabilitation of a school building into 21 apartments for families</td>
</tr>
<tr>
<td>Peapack Family Housing (LIHTC project)</td>
<td>Main Street Peapack</td>
<td>New construction of 20 townhouses for families</td>
</tr>
<tr>
<td>West Hanover Street Apartments (LIHTC project)</td>
<td>West Hanover Street Trenton</td>
<td>Scattered-site rehabilitation of 17 family rental units</td>
</tr>
<tr>
<td><strong>Fee for Services</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>---------------------</td>
<td>--------------------------------------------------</td>
<td></td>
</tr>
</tbody>
</table>
| **Luther Arms** *(HUD 202/Section 8)* | 323 So. Broad Street, Trenton  
New construction of a HUD 202/Section 8 development containing 150 apartments for seniors. Luther Arms offers seniors one bedroom apartments with van transportation, a planned program of social activities handicapped accessible apartments and a meal plan. Assisted Living Services are also available to resident who need additional special services.  |
| **North Camden Land Trust** *(Proposed LITC)* | Scattered sites in North Camden  
89 units of family scattered site housing in North Camden  |
| **Mt. Olive Manor** *(HUD 202/PRAC)* | 49 Flanders-Bartley Road, Mt. Olive  
New construction of 61 apartments for senior citizens using HUD 202 funding. An on-site nutrition program serves residents of the development and seniors in the surrounding community.  |
| **Pennsauken Lutheran Senior Residence** *(HUD 202/PRAC)* | 5610 Route 130, Pennsauken  
New construction of 70 apartments for senior citizens using HUD 202 funds. This development provides spacious 1 bedroom apartments and offers a community room to encourage group activities and meetings.  |
| **Special Needs Housing** |  |
| **Stepping Stone Commons**  
SRO *(LIHTC project)* | 27 No. Clinton Avenue  
Substantial rehabilitation of an apartment building for 64 single rooms for individuals  |
| **Project Home**  
*(LIHTC project)* | 657 Bergen Avenue, Jersey City  
Rehabilitation of an existing building into 18 transitional housing units for women with children  |
| **Piscataway Community Residence**  
*(Section 811)* | 49 Freedom Avenue, Piscataway  
Substantial rehabilitation of a residential dwelling into a 9 bedroom special needs facility for the developmentally disabled females. Residents work to develop their daily living skills through goals identified in the Individual Habilitation Program as well as through day-to-day chores and activities. Vacations and community activities are enjoyed as a group.  |
| **Luther Haven**  
*(Section 811)* | 301 1st Avenue, Asbury Park  
Substantial rehabilitation of a residential dwelling into a 9 bedroom special needs facility for the mentally disabled. Residents are offered comprehensive supportive services that begin to build their lives through learning life skills that challenge the residents to re-enter the community.  |
| **Sayreville Community Residence**  
*(DDD funding)* | 1079 Bordentown Avenue, Parlin  
Services for profoundly developmentally disabled women. Residents require assistance in all areas of daily living. Despite their limited abilities, residents continue to make progress in attaining self-help skills  |
REACHING OUT
Never underestimate the capacity of one agency...
Lutheran Social Ministries of New Jersey

Serving those in New Jersey who hurt, are in need, or have limited choices • 609-386-7171 • Fax: 609-386-7191 • www.lsmnj.org

Community Outreach Services
1. Adoption Options (Statewide) Serves birthparents, adoptees and adoptive families by placing infants, older children, special needs children and sibling groups
2. Assisted Living Program (Trenton) Personal care services offered at specific LSM/NJ sites
3. Community Partnering (Statewide) Partnerships with individual congregations to provide community outreach services
4. Lutheran Disaster Response (Statewide) Plans and coordinates the church’s response to those affected by disasters
5. Immigration & Refugee Services (Trenton) Immigration services, immigration law, refugee resettlement, English-as-a-Second-Language program for refugees and employment support for asylees and refugees
6. Lutheran Counseling Services (Egg Harbor City) Individual, couple and family counseling
7. Speakers Bureau (Statewide) Our staff is available to provide presentations to your congregation or organization

Community Residential Services
8. Lutheran Home for Children (Jersey City) Emergency shelter, serving up to 8 children in crisis
9. Piscataway Community Residence (Piscataway) Serves 9 developmentally disabled women
10. Sayreville Community Residence (Parlin) Serves 6 profoundly developmentally disabled women

Housing Development
11. Housing Development (Statewide) Pursue housing development opportunities within the State of New Jersey

Special Needs Housing
12. Luther Haven (Asbury Park) Serves 9 residents with mental health needs
13. Project Home (Jersey City) Transitional housing for 18 families
14. Stepping Stones Commons (Trenton) Single room housing for 64 men and women with multiple needs

Affordable Family Housing
15. Cadwalader Apartments (Trenton) 21 apartments
16. Elwood Drive Townhomes (Trenton) 19 townhomes
17. Lutheran Social Ministries of North Camden (Camden) 116 townhomes
18. Mulit Centre Street Apartments (Trenton) 22 apartments
19. Peapack-Gladstone Family Housing (Peapack) 20 townhomes
20. West Hanover Street Apartments (Trenton) 17 apartments

Affordable Senior Housing
21. Birchwood at Old Bridge Senior Apartments (Old Bridge) 88 apartments
22. Circle F Senior Apartments (Trenton) 63 apartments
23. Luther Arms (Trenton) 150 apartments
24. Luther Towers (Trenton) 205 apartments
25. Lutheran Senior Residence at Pennsauken (Pennsauken) 70 apartments
26. Mirota Senior Residence (Whitehouse Station) 60 apartments
27. ML Olive Manor (Flanders) 50 apartments
28. South Plainfield Senior Residence (South Plainfield) 100 apartments

Senior Healthcare
29. Lutheran Care at Moorestown (Moorestown) 59 Residential Health Care beds, 201 skilled nursing care beds

Continuing Care Retirement Community
30. Crane's Mill (West Caldwell) 204 apartments and cottages, 60 assisted living beds, 66 skilled nursing beds

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Exhibit C

2000-2004 STATE CONSOLIDATE PLAN (Excerpt)
Nature and Extent of Homelessness

Table 1 illustrates the estimated needs and current inventory of facilities for homeless and special needs populations and Table 2 illustrates the special needs of non-homeless populations.

Table 1: Homeless and Special Needs Populations

<table>
<thead>
<tr>
<th></th>
<th>Estimated Need</th>
<th>Current Inventory</th>
<th>Unmet Gap</th>
<th>Relative Priority</th>
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<tbody>
<tr>
<td><strong>INDIVIDUALS</strong></td>
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<tr>
<td>Beds / Units</td>
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</tr>
<tr>
<td>Emergency Shelter</td>
<td>6120</td>
<td>1276</td>
<td>4844</td>
<td>Medium</td>
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<td>Transitional Housing</td>
<td>6295</td>
<td>1354</td>
<td>4331</td>
<td>Medium</td>
</tr>
<tr>
<td>Permanent Housing</td>
<td>20193</td>
<td>5487</td>
<td>14695</td>
<td>Medium</td>
</tr>
<tr>
<td>Total</td>
<td>28567</td>
<td>9117</td>
<td>23470</td>
<td>Medium</td>
</tr>
<tr>
<td>Job Training</td>
<td>12183</td>
<td>5007</td>
<td>7176</td>
<td>Medium</td>
</tr>
<tr>
<td>Case Management</td>
<td>25528</td>
<td>8675</td>
<td>14853</td>
<td>Medium</td>
</tr>
<tr>
<td>Substance Abuse Treatment</td>
<td>19875</td>
<td>5424</td>
<td>13450</td>
<td>Medium</td>
</tr>
<tr>
<td>Mental Health Care</td>
<td>13650</td>
<td>6665</td>
<td>7590</td>
<td>Medium</td>
</tr>
<tr>
<td>Housing Placement</td>
<td>14113</td>
<td>6209</td>
<td>7914</td>
<td>High</td>
</tr>
<tr>
<td>Life Skills Training</td>
<td>11054</td>
<td>4352</td>
<td>6702</td>
<td>Medium</td>
</tr>
<tr>
<td>Other</td>
<td>14638</td>
<td>7012</td>
<td>7626</td>
<td>Low</td>
</tr>
<tr>
<td>Estimated Sub-populations</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chronically Substance Abusers</td>
<td>24456</td>
<td>5540</td>
<td>18946</td>
<td>Medium</td>
</tr>
<tr>
<td>Seriously Mentally Ill</td>
<td>11308</td>
<td>5051</td>
<td>6247</td>
<td>Medium</td>
</tr>
<tr>
<td>Dually - Diagnosed</td>
<td>12099</td>
<td>4329</td>
<td>7769</td>
<td>Medium</td>
</tr>
<tr>
<td>Veterans</td>
<td>12755</td>
<td>6255</td>
<td>6501</td>
<td>Medium</td>
</tr>
<tr>
<td>Persons with HIV/AIDS</td>
<td>14659</td>
<td>8899</td>
<td>5760</td>
<td>Medium</td>
</tr>
<tr>
<td>Victims of Domestic Violence</td>
<td>3034</td>
<td>1327</td>
<td>1707</td>
<td>Medium</td>
</tr>
<tr>
<td>Youth</td>
<td>4442</td>
<td>364</td>
<td>4058</td>
<td>Medium</td>
</tr>
<tr>
<td>Other</td>
<td>7238</td>
<td>3159</td>
<td>4098</td>
<td>Low</td>
</tr>
</tbody>
</table>

| PERSONS IN FAMILIES WITH CHILDREN |            |                   |           |                  |
| Beds / Units               |            |                   |           |                  |
| Emergency Shelter          | 3787        | 1036              | 2751      | Medium           |
| Transitional Housing       | 5853        | 1270              | 4584      | Medium           |
| Permanent Housing          | 17718       | 7742              | 9976      | High             |
| Total                      | 27350       | 18040             | 17300     | Medium           |
| Job Training               | 10211       | 8314              | 1896      | High             |
| Case Management            | 12905       | 7311              | 5594      | Medium           |
| Substance Abuse Treatment  | 10805       | 5808              | 5000      | Medium           |
| Mental Health Care         | 7170        | 2891              | 4290      | Medium           |
| Housing Placement          | 10534       | 4988              | 5546      | High             |
| Life Skills Training       | 7859        | 1049              | 6809      | Medium           |
| Other                      | 11128       | 4619              | 6509      | Low              |
| Estimated Sub-populations  |            |                   |           |                  |
| Chronic Substance Abusers  | 15538       | 7373              | 8165      | Medium           |
| Seriously Mentally Ill     | 4265        | 2370              | 1895      | Medium           |
| Dually - Diagnosed         | 2735        | 1551              | 1184      | Medium           |
| Veterans                   | 3236        | 2147              | 1088      | Medium           |
| Persons with HIV/AIDS      | 13131       | 8846              | 4285      | Medium           |
| Victims of Domestic Violence | 7095    | 5609              | 1456      | Medium           |
| Other                      | 5978        | 1819              | 3259      | Low              |

Note: Numbers may be off due to rounding. Data gathered in March and April 2000 from County Comprehensive Emergency Assistance System (CEAS) Committees. CEAS Committees reporting: Bergen, Burlington, Camden, Essex, Gloucester, Hudson, Middlesex, Monmouth, and Salem (representing 63.8% of NJ residents at or below the 1998 Poverty Level). Data was estimated for the remaining counties based on their populations and their 1998 poverty rates to arrive at State totals for each category.
Special Needs Populations

Persons with Mental Illness

According to the New Jersey Department of Human Services, Division of Mental Health Services, there are approximately 164,657 adults who have serious and persistent mental illness living in New Jersey. The vast majority of these individuals lives with a family member or resides in independent households. More than 4,000 of these persons live in boarding homes and rooming house facilities, and approximately 10,521 adults with serious mental illness are homeless or are at risk of homelessness in New Jersey. The New Jersey Department of Human Services' Division of Mental Health Services currently funds approximately 2,055 residential services units in 522 group homes, family care homes and apartment programs. These residential treatment programs provide housing for less than two percent of the seriously mentally ill population. In addition, there are currently 606 persons who reside in supportive housing living arrangements.

There are currently 2,990 adults residing in state and county psychiatric hospitals. More than 700 of these persons are designated at CEPP, "Conditionally Extended Pending Placement," many of whom could be discharged to the community if there were appropriate housing options. The vast majority of persons with serious mental illness do not have homes to which they can return. An estimated forty to fifty percent of adult mental health consumers live in substandard housing and have limited access to a continuum of mental health support services. An August 1999 NJAMI survey revealed 350 individuals living with family need alternative placements.

Consumers of mental health services are among the lowest income residents in New Jersey. Their income is usually limited to Supplemental Security Income (SSI) and often without a rental subsidy the opportunity to obtain decent housing is remote.

The majority of available housing options include transitional residential service programs, boarding homes and residential health care facilities. Access to a full range of housing options, particularly affordable permanent housing, is severely limited for persons with serious mental illness in New Jersey. There are three major barriers to access appropriate housing options. These include: low income levels of most mental health consumers coupled with a lack of affordable housing; lack of access to adequate and appropriate long-term community supportive housing services for persons to achieve independence living; and community resistance, including discriminatory housing practices towards persons with psychiatric disabilities.

Because of the episodic nature of some serious mental illness, many individuals will need lifelong support services for periods of time at various levels of intensity.
Supportive services are essential for persons with severe and persistent mental illness to achieve independent living, a job, meaningful community relationships and a home.

Through an existing agreement between the Department of Community Affairs and the Department of Human Services to provide housing and supportive services to the mentally ill population, the Department plans and coordinates services with community-based mental health centers and other support agencies in connection with Section 8 housing assistance and HOME tenant-based rental assistance.

Needs for mental health consumers include the following:

- Development of affordable permanent housing options that are linked to long term community support services. Options should include single-family homes, condominiums, apartments, townhouses, group homes and supportive housing residences.

- Development funding resources for capital acquisition and bridge financing mechanisms.

- Creation and coordination of homeownership programs and opportunities for persons with mental illness.

- Development of housing options those provide a continuum of care for individuals being discharged from state psychiatric facilities. Community resources should be linked to facilities to promote consumer choice and access to safe, decent and affordable permanent housing in the community.

- Expansion of consumer/peer and family support networks for persons in affordable housing.

- Prohibition of discriminatory zoning and regulatory restrictions in local communities.

- Site location for affordable housing for persons with mental illness which maximize opportunities for community integration and consumer choice.

- Promotion of strategies to reduce community resistance to the development of housing opportunities for persons with mental illness through community education programs.

- Expansion of Supportive Housing Services and rental subsidy programs.

- Increased Supplemental Security Income.

_Persons with Developmental Disabilities_
services for seniors and promotes informed personal choice, dignity and the use of high quality and cost-effective services. One toll-free telephone number assists seniors and their family members to learn about and access important services that address financial, medical and social needs.

NJEASE information is also available on housing and long-term care options, including alternate family care, adult day care, assisted living facilities, nursing homes, respite care, residential health care facilities, subsidized housing and retirement communities.

Congregate Housing Services Program (CHSP). The Congregate Housing Services Program provides selected supportive services to low-income frail elderly persons residing in subsidized housing facilities. The services offered include: Meals provided in an group setting, housekeeping, personal assistance and case management. Service subsidies (comparable to rent subsidies) are available to assist tenants in certain income categories in meeting the full cost of the program. The program combines shelter and services to help those elderly who need some assistance as they age in place and thus avoid premature and/or unnecessary institutionalization.

Housing Opportunities for Persons with AIDS

The New Jersey Department of Health and Senior Services, Division on AIDS receives formula based funds for persons with HIV/AIDS under the United States Department of Housing and Urban Development's Housing Opportunities for Persons With AIDS (HOPWA) program.

As of March 31, 2000, 39,930 cases of AIDS were reported in the State of New Jersey. The reported number of cases by county during this period is as follows: Atlantic (1,326); Bergen (1,750); Burlington (542); Camden (1,319); Cape May (201); Cumberland (396); Essex (1,194); Gloucester (279); Hudson (6,093); Hunterdon (132); Mercer (1,080); Middlesex (2,277); Monmouth (1,932); Morris (740); Ocean (706); Passaic (3,383); Salem (143); Somerset (499); Sussex (119); Union (3,004); and Warren (92).

Supportive services will be provided and/or coordinated through local HIV consortia and/or AIDS service organizations. All eligible HOPWA tenants will receive HIV/AIDS case management for medical, social and housing services.

The HOPWA tenant-based rental assistance program administered by the New Jersey Department of Community Affairs as the "Project Sponsor" will continue to assist households with HIV/AIDS and their families who primarily live outside of the Newark and Jersey City EMAs. Based upon need, local HIV consortia will continue to prioritize eligible applications for HOPWA assistance to the Department of Community Affairs' (DCA) central office.

According to the Department of Health, more than 3,000 persons with AIDS are currently in need of housing services. It is further estimated that 15 to 25 percent of this number are or will
<table>
<thead>
<tr>
<th>Priority Needs</th>
<th>Goals</th>
<th>Strategy</th>
<th>Objectives (4 &amp; Types Families to Serve)</th>
<th>Target Date</th>
<th>Estimated Amount Budgeted over Five Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Decent, Safe, and Affordable Housing</td>
<td>Goal #2: Assist homeless individuals and families in obtaining permanent housing and becoming self-sufficient.</td>
<td>Abate code violations and improve the aesthetic quality of neighborhoods</td>
<td>1,300 homes to be rehabbed 125 neighborhoods cleaned up / year.</td>
<td>06/30/04</td>
<td>Neighborhood Preservation: $15,000,000 HOME NP: $5,000,000 HOME Rental Rehabilitation: $1,250,000 Urban Site Acquisition Revolving Loan (NURFA): $25,000,000 Unsafe Buildings Demolition: $20,000,000</td>
</tr>
<tr>
<td>Decent, Safe, and Affordable Housing</td>
<td>Goal #3: Promote lead-based paint education and abatement efforts.</td>
<td>Implement a campaign to warn residents about the dangers of lead paint chips and dust in their home.</td>
<td>Statewide education effort 130 units abated</td>
<td>06/30/00 through 06/30/04</td>
<td>Lead-Based Paint: $9,000,000</td>
</tr>
</tbody>
</table>
Exhibit D
2006 STATE CONSOLIDATE PLAN (Excerpt)
FY 2006
CONSOLIDATED PLAN

State of New Jersey
Jon Corzine, Governor

Department of Community Affairs
Susan Bass Levin, Commissioner

July 1, 2006
awareness of the dangers of lead-based paint and the need for blood screening. In addition, the IEHU website at LeadSafeNJ.org includes materials and referral information for residents to support DHSS and DHS efforts to increase blood lead screening.

MAJOR INITIATIVES

During Federal FY2006, the State will pursue the following:

Develop, preserve and finance 100,000 affordable housing units in 10 years in order to address the long-term affordable housing needs.

- Expand the supply of housing, including affordable housing for very low-, low- and moderate-income households.
- Provide affordable homeownership opportunities for low- and moderate-income households.
- Provide technical assistance to community-based nonprofit and for-profit housing developers.
- Foster public-private partnerships.
- Encourage the use of innovative green design and building technologies.
- Abate lead-based paint hazards.
- Preserve affordable housing units at threat of loss due to expiring deed restrictions.
- Assist low- and moderate-income homeowners abate code violations.
- Strengthen existing affordability controls and control mechanisms

Expand housing options to assist special needs populations and reduce homelessness

- Coordinate operating and service funding commitments from DHS with the Special Needs Housing Trust Fund managed by HMFA.
- Move chronically homeless households into permanent supportive housing.
- Continue to support emergency shelters and transitional housing for homeless households by increasing funding for the Shelter Support Program.
Efficiency in Government

- Promote inter-departmental coordination
- Streamline funding and service provision
- Assist municipalities to identify and develop housing opportunities
- Use data collection and analysis to make strategic and informed decisions
- Inform the public about available programs, services and resources.

**FIVE YEAR GOALS**

<table>
<thead>
<tr>
<th>Objective</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Increase the number of affordable housing units for our most vulnerable populations</td>
<td>1,295</td>
<td>261</td>
<td>272</td>
</tr>
<tr>
<td>2. Continue to provide housing opportunities for low and middle income households</td>
<td>28,605</td>
<td>5,721</td>
<td>8,441</td>
</tr>
<tr>
<td>3. Continue to expand assistance to very low and low income households</td>
<td>105,000</td>
<td>21,000</td>
<td>21,182</td>
</tr>
<tr>
<td>4. Assist homeless individuals and families through permanent housing and support services to become self-sufficient</td>
<td>6,500</td>
<td>1,580</td>
<td>1,421</td>
</tr>
<tr>
<td>5. Support local jurisdictions planning policies to reduce and end homelessness</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>6. Encourage the development of supportive housing, including shared ownership, co-operative housing, and other forms of affordable housing</td>
<td>500</td>
<td>190</td>
<td>96</td>
</tr>
<tr>
<td>7. Increase the capacity of local agencies and non-profit organizations to effectively identify and develop affordable housing</td>
<td>276</td>
<td>56</td>
<td>54</td>
</tr>
<tr>
<td>8. Increase the capacity of local agencies and non-profit organizations to effectively identify and develop affordable housing</td>
<td>3,376</td>
<td>875</td>
<td>875</td>
</tr>
<tr>
<td>9. Support sustainable development and infrastructure projects through smart growth planning initiatives</td>
<td>120</td>
<td>24</td>
<td>23</td>
</tr>
<tr>
<td>10. Support community and economic development programs that expand business opportunities and increase access to housing for low and moderate income families</td>
<td>560,000</td>
<td>112,000</td>
<td>140,870</td>
</tr>
</tbody>
</table>

*Final figures will not be available until the end of July 2008*
## Priorities & Specific Objectives

### Annual Objectives and FFY 2006 Funding Levels (If Appropriate)

<table>
<thead>
<tr>
<th>Objective</th>
<th>Rationale</th>
<th>Program</th>
<th>Estimated Funding Level</th>
<th>Estimated Activity Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Increase the number of affordable housing units built for our most vulnerable populations</td>
<td>The need for affordable housing for very low-income is vast. During FFY 2006, the State will use some of its scarce subsidy resources and regulatory authority to produce housing for very low income.</td>
<td>Deep Subsidy</td>
<td>$2,000,000</td>
<td>20 units</td>
</tr>
<tr>
<td>Special Needs Housing Trust Fund</td>
<td>$16,000,000</td>
<td>200 units</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Special Needs Revolving Loan</td>
<td>$800,000</td>
<td>15 units</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Balanced Housing</td>
<td>$1,500,000</td>
<td>37 units</td>
<td></td>
<td></td>
</tr>
<tr>
<td>COAH Targeting (2 units of credit for every unit affordable to households earning 30% of AMI)</td>
<td>NA</td>
<td>TBD</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Uniform Housing Affordability Controls (10 percent of rental units in a development must be affordable to households earning 30% or less of AMI)</td>
<td>NA</td>
<td>TBD</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>$200,000,000</strong></td>
<td></td>
<td><strong>272</strong></td>
</tr>
</tbody>
</table>

| 2a. Continue to provide housing opportunities for low and moderate-income households | With the cost of housing in NJ at an all-time high, there is a substantial need to provide affordable housing for low and moderate-income households. To meet this large need, the State has targeted these programs to low and moderate-income households. | American Dream Down Payment Initiative | $176,700 | 18 units |
| | | 100% Mortgage Program | $9,000,000 | 84 units |
| | | Balanced Housing | $13,500,000 | 337 units |
| | | Choices in Homeownership Incentives Created for Everyone | $42,000,000 | 500 units |
| | | Developmental Disabilities Homeownership | $675,000 | 5 units |
| | | Homebuyer Program | $277,000,000 | 1,509 units |
| | | HOME Exxress | | Included in multifamily rental & special needs programs |
| | | Home Ownership for Permanency Project | $2,000,000 | 10 units |
| | | HOME-CHDO Production | $1,075,000 | 18 units |
| | | HOME-Production Investment | $1,725,000 | 26 units |
| | | Low-Income Housing Tax Credit | $100,000,000 | 840 units |
| | | Multi-family Rental Housing Program | $2,500,000 | 100 units |
| | | Predevelopment Loan and Acquisition for Nonprofits | $1,000,000 | 20 units |
| | | Resource Family Home Rehabilitation Program | $1,000,000 | 10 units |
| | | Street Vandal Project Loan Program (5-9) | $7,500,000 | 100 units |
| | | Smart Start Program | $3,900,000 | 600 units |
| | **Sub-Total** | | **$28,045,097** | **3,441** |

<p>| 2b. Continue to provide housing assistance to very low and low-income households | The State is experiencing a shortage of available housing at every rental level. Many eligible households turn to rental assistance programs to maintain and secure housing. But the demand continues to outpace the supply. | Housing Choice Voucher Program | $186,457,666 | 17,062 households |
| | | State Rental Assistance Program | $40,000,000 | 4,100 households |
| <strong>Sub-Total</strong> | | | <strong>$226,457,665</strong> | <strong>21,162</strong> |</p>
<table>
<thead>
<tr>
<th>OBJECTIVE</th>
<th>RATIONAL</th>
<th>PROGRAM</th>
<th>FUNDING LEVEL</th>
<th>ACTIVITY LEVEL</th>
</tr>
</thead>
<tbody>
<tr>
<td>3. Assist homeless individuals and families ordinance housing, with needed support services to become self-sufficient.</td>
<td>As reported in the May 2005 Point In Time Homeless survey, there were 18,713 homeless persons unsheltered and in shelters in NJ.</td>
<td>Emergency Shelter Grants</td>
<td>$1,405,491</td>
<td>96 beds</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Family Self-Sufficiency</td>
<td>$650,880</td>
<td>264 households</td>
</tr>
<tr>
<td></td>
<td></td>
<td>HOME Tenant-Based Rental Assistance</td>
<td>$3,832,404</td>
<td>381 households</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Housing Opportunities for Persons with AIDS</td>
<td>$990,320</td>
<td>163 households</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Shelter Eviction Program</td>
<td>$1,800,000</td>
<td>206 households</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Shelter Plus Care</td>
<td>$2,000,000</td>
<td>185 households</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Shelter Support</td>
<td>$2,000,000</td>
<td>185 beds</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Total</td>
<td>$12,743,383</td>
<td>1,421</td>
</tr>
<tr>
<td>4. Support local jurisdictions' planning process to reduce and end homelessness.</td>
<td>As reported in the May 2005 Point In Time Homeless survey, there were 18,713 homeless persons unsheltered and in shelters in NJ.</td>
<td>Coordination of HHIS</td>
<td>$400,000</td>
<td>NA</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Total</td>
<td>$400,000</td>
<td>NA</td>
</tr>
<tr>
<td>5. Encourage the development of supportive housing, housing choice vouchers, and the provision of support services for special needs populations.</td>
<td>The Special Needs population is often identified as &quot;hard to house&quot; and therefore would benefit from long-term housing assistance and supportive services.</td>
<td>Emergency Housing Providers Development Program</td>
<td>$300,000</td>
<td>NA</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Ex-Offenders Re-Entry Housing Program</td>
<td>$700,000</td>
<td>12 units</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Homeless Individuals &amp; Families Supported Housing Demonstration</td>
<td>$700,000</td>
<td>16 units</td>
</tr>
<tr>
<td></td>
<td></td>
<td>HOPWA-Final Inception</td>
<td>$300,000</td>
<td>20 units</td>
</tr>
<tr>
<td></td>
<td></td>
<td>NJ Community Housing Demonstration</td>
<td>$1,000,000</td>
<td>20 units</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Transitional &amp; Permanent Housing Loan Program for Aging Out Youth</td>
<td>$1,000,000</td>
<td>20 units</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Total</td>
<td>$3,700,000</td>
<td>96</td>
</tr>
<tr>
<td>6. Enhance the capability of local agencies and nonprofit organizations to effectively operate and deliver affordable housing.</td>
<td>The State needs the assistance of nonprofit developers to meet the affordable housing need.</td>
<td>Performance Grants to Nonprofits</td>
<td>$4,156,500</td>
<td>54 nonprofits</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Training and Technical Assistance</td>
<td>$212,000</td>
<td>Technical Assistance</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Total</td>
<td>$4,368,500</td>
<td>54</td>
</tr>
<tr>
<td>7. Promote land-based public education and program development.</td>
<td>Lead poisoning is the number 1 environmental health issue affecting children under age 6.</td>
<td>Emergency Relocation Assistance</td>
<td>$3,890,000</td>
<td>256 households</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Lead Hazard Control Assistance</td>
<td>$8,028,000</td>
<td>320 loans</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Total</td>
<td>$11,420,000</td>
<td>576</td>
</tr>
<tr>
<td>8. Support sustainable development and the revitalization of neighborhoods through smart growth and planning initiatives.</td>
<td>The State needs to prevent sprawl and preserve open space by focusing development in areas that have the infrastructure and capacity to accept growth.</td>
<td>Green Homes</td>
<td>$0</td>
<td>Assistance</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Neighborhood Preservation</td>
<td>$3,750,000</td>
<td>20 loans</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Neighborhood Revitalization Tax Credit</td>
<td>$10,000,000</td>
<td>3 projects</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Total</td>
<td>$12,750,000</td>
<td>23</td>
</tr>
</tbody>
</table>
The State conducted a Point in Time Homeless survey on January 27, 2005. The survey identified 10,713 homeless persons.

**POINT IN TIME SURVEY**

<table>
<thead>
<tr>
<th>County</th>
<th>Count</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>ATLANTIC</td>
<td>623</td>
<td>6%</td>
</tr>
<tr>
<td>BERGEN</td>
<td>781</td>
<td>7%</td>
</tr>
<tr>
<td>BURLINGTON</td>
<td>699</td>
<td>7%</td>
</tr>
<tr>
<td>CAMDEN</td>
<td>777</td>
<td>7%</td>
</tr>
<tr>
<td>CAPE MAY</td>
<td>125</td>
<td>1%</td>
</tr>
<tr>
<td>CUMBERLAND</td>
<td>243</td>
<td>2%</td>
</tr>
<tr>
<td>ESSEX</td>
<td>1215</td>
<td>11%</td>
</tr>
<tr>
<td>GLOUCESTER</td>
<td>132</td>
<td>1%</td>
</tr>
<tr>
<td>HUDSON</td>
<td>708</td>
<td>7%</td>
</tr>
<tr>
<td>MERCER</td>
<td>1080</td>
<td>10%</td>
</tr>
<tr>
<td>MIDDLESEX</td>
<td>769</td>
<td>7%</td>
</tr>
<tr>
<td>MONMOUTH</td>
<td>786</td>
<td>7%</td>
</tr>
<tr>
<td>MORRIS</td>
<td>389</td>
<td>4%</td>
</tr>
<tr>
<td>OCEAN</td>
<td>155</td>
<td>1%</td>
</tr>
<tr>
<td>PASSAIC</td>
<td>774</td>
<td>7%</td>
</tr>
<tr>
<td>SALEM</td>
<td>111</td>
<td>1%</td>
</tr>
<tr>
<td>SOMERSET</td>
<td>191</td>
<td>2%</td>
</tr>
<tr>
<td>SUSSEX</td>
<td>217</td>
<td>2%</td>
</tr>
<tr>
<td>UNION</td>
<td>869</td>
<td>8%</td>
</tr>
<tr>
<td>WARREN</td>
<td>71</td>
<td>1%</td>
</tr>
<tr>
<td>TOTAL</td>
<td>10,713</td>
<td>100%</td>
</tr>
</tbody>
</table>

**Age**

<table>
<thead>
<tr>
<th>Age Range</th>
<th>Number</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>15 and under</td>
<td>18</td>
<td>0%</td>
</tr>
<tr>
<td>16 - 25</td>
<td>965</td>
<td>9%</td>
</tr>
<tr>
<td>26 - 35</td>
<td>1409</td>
<td>13%</td>
</tr>
<tr>
<td>36 - 45</td>
<td>4147</td>
<td>39%</td>
</tr>
<tr>
<td>46 - 55</td>
<td>1739</td>
<td>16%</td>
</tr>
<tr>
<td>56 - 65</td>
<td>649</td>
<td>6%</td>
</tr>
<tr>
<td>66+</td>
<td>87</td>
<td>1%</td>
</tr>
<tr>
<td>No Age Indicated</td>
<td>1609</td>
<td>16%</td>
</tr>
<tr>
<td>AVERAGE AGE</td>
<td>41</td>
<td></td>
</tr>
</tbody>
</table>
CoC Homeless Population and Subpopulations

K: CoC Point-in-Time Homeless Population and Subpopulations Chart
Complete the following chart based on the most recent point-in-time count conducted. Part 1 and Part 2 must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. Include homeless Hurricane Katrina evacuees in Parts 1 and 2, and complete Part 3 if applicable. Part 3 may be completed using point-in-time information or may be estimated if no point-in-time count has been done since September 1, 2005. Completion of a point-in-time count of sheltered and unsheltered homeless persons during the last week in January 2006 is not required. The next required point-in-time count of sheltered and unsheltered homeless persons must be completed during the last week of January 2007. For further instructions for filling out this section, see the instructions section.

Indicate date of last point-in-time count: 05/05/2006 (mm/dd/yyyy)

<table>
<thead>
<tr>
<th>Part 1: Homeless Population</th>
<th>Sheltered</th>
<th>Unsheltered</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Families with Children (Family Households)</td>
<td>70</td>
<td>158</td>
<td>14</td>
</tr>
<tr>
<td>1. Number of Persons in Families with Children</td>
<td>182</td>
<td>396</td>
<td>32</td>
</tr>
<tr>
<td>2. Number of Single Individuals and Persons in Households without Children</td>
<td>407</td>
<td>79</td>
<td>80</td>
</tr>
<tr>
<td>(Add Lines Numbered 1 &amp; 2) Total Persons:</td>
<td>659</td>
<td>633</td>
<td>126</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Part 2: Homeless Subpopulations</th>
<th>Sheltered</th>
<th>Unsheltered</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Chronically Homeless (For sheltered, list persons in emergency shelter only)</td>
<td>267</td>
<td>16</td>
<td>283</td>
</tr>
<tr>
<td>b. Severely Mentally Ill</td>
<td>437</td>
<td>*</td>
<td>42</td>
</tr>
<tr>
<td>c. Chronic Substance Abuse</td>
<td>443</td>
<td>*</td>
<td>32</td>
</tr>
<tr>
<td>d. Veterans</td>
<td>11</td>
<td>*</td>
<td>2</td>
</tr>
<tr>
<td>e. Persons with HIV/AIDS</td>
<td>30</td>
<td>*</td>
<td>4</td>
</tr>
<tr>
<td>f. Victims of Domestic Violence</td>
<td>86</td>
<td>*</td>
<td>3</td>
</tr>
<tr>
<td>g. Unaccompanied Youth (Under 18)</td>
<td>46</td>
<td>*</td>
<td>16</td>
</tr>
</tbody>
</table>

If applicable, complete the following section to the extent that the information is available. Be sure to indicate the source of the information by checking the appropriate box:

Data Source: [ ] Point-in-time count OR [ ] Estimate

<table>
<thead>
<tr>
<th>Part 3: Hurricane Katrina Evacuees</th>
<th>Sheltered</th>
<th>Unsheltered</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total number of Katrina evacuees</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Of this total, enter the number of evacuees homeless prior to Katrina</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

*Optional for Unsheltered

Form HUD-40090-23
(4/2006)
Unified Statement of Cooperation and Support

We, the undersigned agencies, recognize the growing crisis in the lack of affordable housing in Monmouth County. We are unified in our intention to alleviate this crisis by cooperating fully with each other and sharing our personal expertise, volunteer base and financial resources as freely as possible. To the extent that any one of us is able to take the lead in initiatives which address this crisis, every one of us will lend support to this agency to ensure its success.

<table>
<thead>
<tr>
<th>Affordable Housing Alliance</th>
<th>New Creations in Christ</th>
</tr>
</thead>
<tbody>
<tr>
<td>Steven Anderson, Executive Director</td>
<td>Rev. D. J. Price, Executive Director</td>
</tr>
<tr>
<td>Affordable Housing Alliance</td>
<td>New Creations in Christ</td>
</tr>
<tr>
<td>Executive Director</td>
<td>Executive Director</td>
</tr>
<tr>
<td>Steve Hernon, HABCO, Inc.</td>
<td>R. Michael Meier, Housing Development Director, Social Services, New Jersey</td>
</tr>
<tr>
<td>Patrick J. Donnell, CHURCH of St. Ansley, W Map</td>
<td></td>
</tr>
</tbody>
</table>

3/7/2007
Exhibit b13

NOI Evaluation Checklist
**Exhibit b13: NOI Evaluation Checklist**

FMERPA Homeless NOI Criteria Checklist

Reviewer Number: _____

Note: Evaluations are based on documentation included with the NOI.

| NOI Application Checklist – To indicate resources available for review |
|---|---|---|
| 1. A description of the homeless assistance program proposed, including the purposes to which the property or facility will be put, which may include any activity which clearly meets and identified need of the homeless and fills a gap in the continuum of care. | Evidence presented | No evidence presented | Evidence unclear |
| 2. A description of the need for the program. | Evidence presented | No evidence presented | Evidence unclear |
| 3. A description of the extent to which the program is or will be coordinated with other homeless assistance programs in the communities in the vicinity of the installation. | Evidence presented | No evidence presented | Evidence unclear |
| 4. Information about the physical requirements necessary to carry out the program including a description of the buildings and property at the installation that are necessary to carry out the program. | Evidence presented | No evidence presented | Evidence unclear |
| 5. A description of the homeless assistance provider, financial plan, the organization, and the organizational capacity to carry out the program. | Evidence presented | No evidence presented | Evidence unclear |
| 6. An assessment of the time required to start carrying out the program. | Evidence presented | No evidence presented | Evidence unclear |

**Organizational Credentials**

| 7. Current 501c.3 status/operating as a non-profit organization | Evidence presented | No evidence presented | Evidence unclear |
| 8. Proven track record of expertise in offering successful programs | Evidence presented | No evidence presented | Evidence unclear |
| 9. Audited financials available for review | Evidence presented | No evidence presented | Evidence unclear |
| 10. More than one staff currently employed | Evidence presented | No evidence presented | Evidence unclear |
| 11. Board of Directors that meets on regular basis | Evidence presented | No evidence presented | Evidence unclear |
| 12. Addresses a gap in the HUD continuum of care | Evidence presented | No evidence presented | Evidence unclear |

1 This Checklist was adapted from a checklist developed by Rechtman Consulting Group for the Fort McPherson Local Redevelopment Authority
<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Track Record Working with Homeless People</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>13. Program and organizational competencies align with community needs and priorities</td>
<td>Evidence presented</td>
<td>No evidence presented</td>
</tr>
<tr>
<td>14. Demonstrated history of collaboration/willingness to work with other nonprofit organizations and with the surrounding community</td>
<td>Evidence presented</td>
<td>No evidence presented</td>
</tr>
<tr>
<td>15. History of working with homeless populations</td>
<td>Evidence presented</td>
<td>No evidence presented</td>
</tr>
<tr>
<td>16. Ability to focus on community needs, not merely organizational needs</td>
<td>Evidence presented</td>
<td>No evidence presented</td>
</tr>
<tr>
<td><strong>Organization Capacity &amp; Demonstrated Success</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>17. History in delivering services related to those listed in the application</td>
<td>Evidence presented</td>
<td>No evidence presented</td>
</tr>
<tr>
<td>18. Demonstrated staff stability, leadership and experience</td>
<td>Evidence presented</td>
<td>No evidence presented</td>
</tr>
<tr>
<td>19. Demonstrations of fiscal responsibility (especially no recurring deficit)</td>
<td>Evidence presented</td>
<td>No evidence presented</td>
</tr>
<tr>
<td><strong>Quality Program Design/Use of Property</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>20. Well thought out purpose/use of property to achieve results</td>
<td>Evidence presented</td>
<td>No evidence presented</td>
</tr>
<tr>
<td>21. Cost efficient use of existing base and organizational infrastructure</td>
<td>Evidence presented</td>
<td>No evidence presented</td>
</tr>
<tr>
<td>22. Clear program goals and target population; measurable results</td>
<td>Evidence presented</td>
<td>No evidence presented</td>
</tr>
<tr>
<td>23. Design takes into account opportunities for partnership and collaboration</td>
<td>Evidence presented</td>
<td>No evidence presented</td>
</tr>
<tr>
<td>24. NOI demonstrates accreditation needed to implement the proposed program.</td>
<td>Evidence presented</td>
<td>No evidence presented</td>
</tr>
<tr>
<td><strong>Project Sustainability</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>25. Realistic plan that is financially feasible</td>
<td>Evidence presented</td>
<td>No evidence presented</td>
</tr>
<tr>
<td>26. Strong, sound organization financial history</td>
<td>Evidence presented</td>
<td>No evidence presented</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Evidence presented</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---------------------</td>
</tr>
<tr>
<td>27.</td>
<td>Diverse funding streams for the organization and proposed program</td>
<td></td>
</tr>
<tr>
<td>28.</td>
<td>Well informed approach to handling risks and opportunities inherent in a future oriented project</td>
<td>Evidence presented</td>
</tr>
<tr>
<td>29.</td>
<td>Demonstrates capacity to develop the type of resources needed for the proposed program.</td>
<td>Evidence presented</td>
</tr>
<tr>
<td></td>
<td><strong>Strategic &amp; Aligned with Emerging Vision and Principles</strong></td>
<td></td>
</tr>
<tr>
<td>30.</td>
<td>Strategic in nature (versus an administrative building to support programming)</td>
<td>Evidence presented</td>
</tr>
<tr>
<td>31.</td>
<td>Alignment with the MCCP Objective to End Chronic Homelessness 10 year plan.</td>
<td>Evidence presented</td>
</tr>
<tr>
<td>32.</td>
<td>Alignment with MCCP Needs: Emergency Shelter</td>
<td>Evidence presented</td>
</tr>
<tr>
<td>33.</td>
<td>Alignment with MCCP Needs: Transitional Housing</td>
<td>Evidence presented</td>
</tr>
<tr>
<td>34.</td>
<td>Alignment with MCCP Needs: Permanent Housing</td>
<td>Evidence presented</td>
</tr>
</tbody>
</table>

Reviewer's comments
Exhibit b14

County of Monmouth,
Dept. of Human Services
Legally Binding Agreement
Legally Binding Agreement for Homeless Provider Services

This Legally Binding Agreement (the "Agreement") is entered into as of the 27th day of August, 2008, by and between the Fort Monmouth Economic Revitalization Planning Authority (the "FMERPA"), established pursuant to the laws of the State of New Jersey, particularly P.L. 2006, c. 16, as amended by P.L. 2008, c. 28 (the "FMERPA Act"), acting in its capacity as the Local Redevelopment Authority, as recognized by the Secretary of Defense, for purposes of the redevelopment of the Fort Monmouth under the Defense Base Closure and Realignment Act of 1990, Pub. L. 101-510, 10 U.S.C. Sec. 2687 and the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, Pub.L. 103-421 (collectively, the "Enabling Acts"), and the County of Monmouth, Department of Human Services ("Homeless Provider"). The FMERPA and the Homeless Provider may be collectively referred to herein as the "Parties", and individually referred to as a "Party".

WITNESSETH:

WHEREAS, effective on November 9, 2005, the Base Closure and Realignment Commission voted to close Fort Monmouth;

WHEREAS, on May 17, 2006, the FMERPA was recognized by the Office of Economic Adjustment of the Department of Defense ("DOD") as the local redevelopment authority ("LRA") for Fort Monmouth;

WHEREAS, pursuant to the requirements of the Enabling Acts, the "communities in the vicinity" of Fort Monmouth have been defined as the Boroughs of Eatontown, Oceanport and Tinton Falls, County of Monmouth, New Jersey;

WHEREAS, the FMERPA published a Notice of Surplus Federal Property to state and local governments, homeless service providers and other interested parties in The Asbury Park Press on September 9, 2006;

WHEREAS, between September 9, 2006 and March 8, 2007, the FMFRPA received Notices of Interest (each, an "NOI") from 14 homeless service providers, indicating their desire to establish programs to provide assistance and services to homeless persons and families from the communities in the vicinity of Fort Monmouth;

WHEREAS, the FMERPA determined that the NOI received from the County of Monmouth dated February 26, 2007, complied with the requirements of the Enabling Acts, the regulations governing the closure and reuse planning for Fort Monmouth and the provisions dealing with notices of
interest by homeless service providers, as more particularly described at 32 C.F.R. Part 176;

WHEREAS, the FMERPA, in its capacity as the LRA for Fort Monmouth, approved a reuse and redevelopment plan for Fort Monmouth dated August 27, 2008 ("Redevelopment Plan");

WHEREAS, the Homeless Provider is a New Jersey non-profit corporation that was organized to end homelessness in the vicinity of Fort Monmouth by providing, in collaboration with others, shelter, housing and services to homeless persons and families; and

WHEREAS, this Agreement is submitted as a "legally binding agreement" pursuant to 32 C.F.R. Part 176.30 (b) (3), and is a component of the homeless assistance submission ("Homeless Assistance Submission") of the FMERPA for the redevelopment of Fort Monmouth, as required by the Enabling Acts, and as more specifically required by 32 C.F.R. Part 176.

TERMS AND CONDITIONS

Section One: The terms and conditions contained herein are, upon execution by the authorized representatives of the Parties, intended to be binding on the parties hereto, except as otherwise stated herein, and with the express understanding that the implementation of the terms hereof are subject to the completion of the following federal actions: (i) the United States Department of Housing and Urban Development ("HUD") must review and make a determination as to whether the Homeless Assistance Submission and Redevelopment Plan are in compliance with the provisions of the Enabling Acts and applicable federal regulations, and (ii) DOD, acting by and through the Department of the Army ("Army"), is responsible for completion of environmental review pursuant to the National Environmental Protection Act ("NEPA"), for the issuance of a Record of Decision or other decision document ("NEPA Decision Document"), for completion of the environmental cleanup of Fort Monmouth under applicable provisions of federal law, and for conveyance of fee title to the real property comprising portions of Fort Monmouth, including the Property (as defined below), consistent with the approved Redevelopment Plan, the Enabling Acts and the terms of this Agreement.

Section Two: The land to be conveyed and the facility to be constructed hereunder (collectively the "Designated Homeless Service Facilities") shall consist of (i) two (2) acres of land ("Property"), and (ii) an emergency shelter facility ("Facility"), the general specifications for which are more particularly described in Exhibit C, to be constructed on Fort Monmouth at such location as determined by the FMERPA, and as more specifically described in the form of deed ("Deed") prescribed by the FMERPA and attached hereto as Exhibit D. The FMERPA and the
Homeless Provider have agreed that the Homeless Provider will provide support services to homeless persons and families residing in the Designated Homeless Service Facilities, which will include the following eligible services: The Homeless Provider will operate an adult homeless shelter for both single men and women with a capacity, at a minimum, to accommodate thirteen (13) men and ten (10) women daily. The shelter shall operate year-round and provide both shelter and social services to those homeless individuals housed therein. The shelter will provide temporary housing, with the average stay for any one person expected to be no longer than forty-five (45) days. The social services provided include: comprehensive linkages to housing, transportation, and financial assistance.

These support services shall constitute, subject to the reservations stated herein, the "Homeless Support Services". The Homeless Provider covenants and agrees that the Designated Homeless Service Facilities and the Homeless Support Services will exclusively serve homeless persons ("Homeless Persons") who meet the definition of "homeless persons" as set forth in the McKinney-Vento Act (42 U.S.C. Sec. 11301 et seq.).

Section Three: Upon approval by HUD of the Homeless Assistance Submission and Redevelopment Plan, completion by the Army of the NEPA Decision Document, the issuance by the Army of a Finding of Suitability for Transfer ("FOST") or Finding of Suitability for Early Transfer ("FOSET"), as applicable, completion of all other actions under the Enabling Acts and applicable federal regulations necessary for the Army's sale or exchange of real property located on Fort Monmouth to a transferee or transferees (the "Army Transferee"), upon which, as agreed by the Army, the Army Transferee shall construct the Facility consistent with the approved Redevelopment Plan, final plans and specifications approved by the Homeless Provider and the terms of this Agreement, the FMERPA shall request that the Army transfer the Property to the Army Transferee by quitclaim deed at no cost and, subject to such transfer, as agreed to by the Army, upon the Army Transferee's construction of the Facility and conveyance of the Designated Homeless Service Facilities to the FMERPA at no cost, upon at least sixty (60) days prior written notice to the Homeless Provider, the FMERPA shall transfer the Designated Homeless Service Facilities to the Homeless Provider by quitclaim deed substantially in the form attached hereto as Exhibit D at no cost, pursuant to the terms hereof. If, at any time following the conveyance of the Designated Homeless Service Facilities to the Homeless Provider, (i) all or substantially all of the Designated Homeless Service Facilities so conveyed are abandoned, or not being used to service Homeless Persons and to provide the Homeless Support Services, (ii) the Homeless Provider fails to initiate and diligently prosecute the delivery of the Homeless Support Services in a timely manner and in accordance with provisions of this Agreement, (iii) the Homeless Provider is not delivering the Homeless Support Services in accordance with the requirements as approved by the FMERPA, (iv) the Homeless Provider
fails to comply with any provisions hereof, or (v) the Homeless Provider is dissolved or otherwise ceases to function, the FMERPA shall provide the Homeless Provider written notice of such occurrence. If the Homeless Provider fails to cure or initiate a cure of the noticed deficiency within thirty (30) days of the receipt of said notice, title to the Designated Homeless Service Facilities shall revert to the FMERPA in accordance with the provisions of the Deed.

Section Four: Promptly after receipt of any environmental analysis with respect to all or any portion of the Designated Homeless Service Facilities or the real property immediately adjacent thereto, the FMERPA shall deliver to the Homeless Provider a copy of such analysis. In the event the environmental analysis currently being undertaken by the Army indicates that the Designated Homeless Facilities identified in Section Two are not suitable for the intended purposes of serving Homeless Persons and delivery of the Homeless Support Services, the FMERPA and Homeless Provider agree that they shall make diligent efforts to (i) relocate the Designated Homeless Service Facilities to another location on Fort Monmouth, or to other property in Monmouth County not within the current boundaries of Fort Monmouth, so long as the alternative property is comparable, as determined by the FMERPA and the County of Monmouth, to the Designated Homeless Service Facilities as to (a) number of units, size, and condition, (b) proximity to public and private transportation, (c) density and zoning, (d) availability of utilities, and (e) safety; or, alternatively, (ii) arrange for the FMERPA to pay the Homeless Provider an amount sufficient to allow the Homeless Provider to purchase an alternative property in Monmouth County which is comparable, as determined by the FMERPA pursuant to the criteria set forth in clauses (a) through (e) above, to the Designated Homeless Service Facilities. Any alternative facilities so selected pursuant to this Section Four shall be deemed to be the Designated Homeless Service Facilities for all purposes of this Agreement. The process for finding an alternative arrangement may be commenced by either Party, upon completion of the Army’s NEPA Decision Document, by requesting that specifically identified alternative facilities be designated as the Designated Homeless Service Facilities hereunder. The other party shall have the obligation to respond within thirty (30) days to the Party proposing the alternative facilities.

Section Five: The Homeless Provider shall deliver the Homeless Support Services. The scope of services to be provided to recipients of the Designated Homeless Services Facilities under the Homeless Support Services are as described in Section Two above. The Homeless Provider may not change the scope of the services to be provided to the Homeless Persons without the express written consent of the FMERPA, which consent shall not be unreasonably withheld or delayed if the proposed changes continue to comply with the provisions of 32 C.F.R. Part 176 and the implementation intent and requirements of the Redevelopment Plan.
Section Six: The Homeless Provider shall be responsible for all costs and expenses associated with the operation and maintenance of the Designated Homeless Service Facilities and for the delivery of the Homeless Support Services from the effective date of the Deed (or the date on which the Homeless Provider acquires alternative property pursuant to Sections Four or Seven, if applicable) for the Designated Homeless Service Facilities. The Homeless Provider shall have a period of two (2) months from the effective date of the Deed (or the date on which the Homeless Provider acquires alternative property pursuant to Sections Four or Seven, if applicable) to begin the delivery of the Homeless Support Services. Should the Homeless Provider fail to begin delivering the Homeless Support Services within the time specified herein, any Designated Homeless Service Facilities that have been conveyed by the FMERPA to the Homeless Provider shall revert to the FMERPA pursuant to the provisions of Section Three above.

Section Seven: The FMERPA retains the option, at any time prior to the conveyance of all the Designated Homeless Services Facilities to the Homeless Provider, and thereafter with the consent of the Homeless Provider, to relocate or otherwise provide for the relocation of the Designated Homeless Services Facilities pursuant to the provisions of clauses (i) and (ii) of Section Four above. Any alternative facilities so provided for pursuant to this Section Seven shall be deemed to be the Designated Homeless Service Facilities for all purposes of this Agreement.

Section Eight: If title to the Designated Homeless Service Facilities reverts back to the FMERPA pursuant to Section Three, or if the Agreement is terminated pursuant to the provisions of Section Twelve, the FMERPA shall take appropriate steps to facilitate the transfer of the Designated Homeless Services Facilities to other homeless provider representatives. The term "appropriate steps" shall mean providing reasonable public notice of at least ninety (90) days to homeless providers in the vicinity of Fort Monmouth of the types of programs that may qualify as Homeless Support Services, and negotiating in good faith with homeless providers that respond to said notice. If the FMERPA is unable to reach agreement with a successor homeless provider or providers following good faith negotiations, the FMERPA shall have no further obligations hereunder.

Section Nine: All of the rights and obligations of the FMERPA herein shall also be enjoyed by the state agency designated by the Governor of the State of New Jersey ("Designated State Agency") pursuant to the Act on the date of such designation. All references to the FMERPA herein shall also include reference to the Designated State Agency. The rights and obligations of the Designated State Agency hereunder may be transferred to any entity that is approved by the DOD as the Local Redevelopment Authority for Fort Monmouth pursuant to the provisions of the Enabling Acts.
Section Ten: The rights and obligations of the Homeless Provider hereunder may not be transferred or assigned without the prior written consent of the FMERPA.

Section Eleven: The terms of this Agreement shall be governed by the laws of the State of New Jersey and federal law, as applicable.

Section Twelve: This Agreement may be amended or terminated by the FMERPA and the Homeless Provider at any time by written agreement executed by the FMERPA and the Homeless Provider. This Agreement may be terminated by the FMERPA without cost, liability or recourse prior to the conveyance of the Designated Homeless Service Facilities to the Homeless Provider if (i) the Homeless Provider is dissolved or otherwise ceases to function, or (ii) the Homeless Provider does not accept title to the Designated Homeless Service Facilities, and the FMERPA shall thereafter proceed in accordance with the provisions of Section Eight, which provisions shall survive for the purposes stated therein. Unless otherwise terminated or extended pursuant to the provisions hereof, this Agreement shall terminate without recourse to either Party on September 1, 2038.

Section Thirteen: This Agreement supersedes all agreements and understandings between the Parties, written or oral. No claim of waiver, modification, consent or acquiescence with respect to any terms hereof shall be made against a Party by the other Party, except on the basis of a written instrument executed by the Parties.

Section Fourteen: All notices hereunder shall be in writing and shall be deemed to have been sent if personally delivered, sent by fax with proof of transmission or sent by certified mail, return receipt requested and postage paid, addressed to:

Fort Monmouth Economic Revitalization Planning Authority
2-12 Corbett Way
Englishtown, New Jersey 07724
Attention: Executive Director

New Jersey Housing and Mortgage Finance Agency
637 South Clinton Avenue
P.O. Box 18550
Trenton, New Jersey 08650
Attention: Executive Director
County of Monmouth  
Department of Human Services  
P.O. Box 3000  
Kozloski Road  
Freehold, New Jersey 07728  
Attention: Administrative Department Director  

Section Fifteen: This Agreement may be executed in any number of counterparts, each of which, when so executed and delivered, shall be an original; but such counterparts shall together constitute but one and the same instrument.

IN WITNESS WHEREOF, and intending to be legally bound hereby, each of the undersigned parties has executed or caused this Agreement to be executed as of the date first above written.

FORT MONMOUTH ECONOMIC REVITALIZATION PLANNING AUTHORITY  

By: __________________________  
Name: Frank Cosentino  
Title: Executive Director

NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY  

By: __________________________  
Name: Marge Della Vecchia  
Title: Executive Director

MONMOUTH COUNTY  
DEPARTMENT OF HUMAN SERVICES  

By: __________________________  
Name: Lillian G. Burry  
Title: Director, Monmouth County  
Board of Chosen Freeholders
Exhibit A
FMERPA Legal Opinion
Fort Monmouth Economic Revitalization Planning Authority  
2-12 Corbett Way  
Eontown, New Jersey  07724  

Assistant Secretary for Community Planning and Development  
U. S. Department of Housing and Urban Development  
Attn: BRAC Coordinator  
451 7th Street SW, Room 7266  
Washington, DC 20410  

RE: Fort Monmouth Economic Revitalization Planning Authority  
Legally Binding Agreement for Homeless Provider Services  
Fort Monmouth, Monmouth County, New Jersey  

Ladies and Gentlemen:  

We have served as Special Base Relocation and Closure Counsel to the Fort Monmouth Economic Revitalization Planning Authority (the “Authority”), on issues involving the Defense Base Closure and Realignment Act of 1990, as amended (Pub. L. 101-150, as amended, 10 U.S.C. 2687 et seq.) and the Base Closure Community Redevelopment and Homeless Assistance Act of 1994 (Pub. L. 103-421, as amended, 10 U.S.C. 2687 note) (collectively, the “BRAC Acts”) and the Fort Monmouth Economic Revitalization Planning Authority Act (L. 2006, c. 16, as amended, N.J.S.A. 52:271-1 et seq.) (the “Act”) related to the closure, redevelopment and reuse of Fort Monmouth (as such term is defined in the Act), a federally owned and operated military installation located in the host communities of the Boroughs of Eatontown, Oceanport and Tinton Falls, Monmouth County, New Jersey.  

Pursuant to the BRAC Acts and the Act, the Authority has prepared the local redevelopment authority application (the “LRA Application”) dated September 3, 2008 which consists of (1) the “Fort Monmouth Reuse and Redevelopment Plan, Final Plan” dated August 22, 2008; and (2) the “Homeless Assistance Submission” dated September 3, 2008.  

In accordance with the provisions of the BRAC Acts, the Authority is required to submit the LRA Application to the United States Department of Defense (“DoD”) and the United States Department of Housing and Urban Development (“HUD”) on or before September 8, 2008.
In accordance with the provisions of the BRAC Acts and the Act, as part of the Homeless Assistance Submission, the Authority is required to prepare legally binding agreements ("LBAs") which the Authority proposes to enter into with "representatives of the homeless" (as such term is defined in 24 C.F.R. 586.5) for the purpose of implementing homeless programs which will fill gaps in the existing continuum of care.

Based on the foregoing and as set forth below, we are of the opinion that:

1. The Authority has the full power and authority under the Act to enter into the LBA by and between the Authority and County of Monmouth, as representative of the homeless (the "County of Monmouth, LBA")

2. The Authority has duly adopted and approved the County of Monmouth, LBA and, when executed and delivered, the County of Monmouth, LBA will constitute a legal, valid and binding obligation of the Authority enforceable against it in accordance with its terms, subject to (i) bankruptcy, insolvency, reorganization, receivership, moratorium, fraudulent conveyance, and other similar federal laws of the United States and of the State of New Jersey affecting the rights and remedies of creditors generally, and (ii) general principles of equity (including without limitation the availability of specific performance or injunctive relief or the application of concepts of materiality, reasonableness, good faith and fair dealing), regardless of whether considered in a proceeding at law or in equity.

The opinions expressed herein are limited to and based upon the laws and judicial decisions of the State of New Jersey and the federal laws and judicial decisions of the United States of America. This opinion is being provided to satisfy the requirements of 24 C.F.R. 586.30(b)(3)(i).

The opinions expressed herein are strictly limited to the matters stated herein, and without limiting the foregoing, no other opinions are to be implied. This opinion is issued as of the date hereof, and we assume no obligation to update, review or supplement this opinion to reflect any facts or circumstances that may come to our attention after the date of this opinion, or any changes in the law or interpretations thereof that may occur after the date of this opinion, or for any reason whatsoever.

This opinion is given as of the date of delivery hereof and no opinion is expressed as to any matter not explicitly set forth herein. This opinion may not be relied upon by any person other than the addressees hereof.

Very truly yours,

MCMANIMON & SCOTLAND, L.L.C.

By: ____________________________

Wanda Chin Monahan, Partner
Exhibit B
Homeless Provider Letter of Agreement
August 5, 2008

Mr. Frank C. Cosentino, Executive Director
Fort Monmouth Economic Revitalization Planning Authority
2-12 Corbett Way, Suite C
Battontown, NJ 07724

Re: Legally Binding Agreement for Homeless Services Provider Services

Dear Mr. Cosentino:

I, Robert M. Czech, County Administrator, County of Monmouth, acknowledge that I have read the Legally Binding Agreement dated August 27, 2008, to which this Letter Agreement is an Exhibit, and on behalf of the County of Monmouth, I hereby certify that the County of Monmouth agrees to the terms of the Legally Binding Agreement between the County of Monmouth and the Fort Monmouth Economic Revitalization Planning Authority dated August 27, 2008.

Sincerely,

Robert M. Czech
County Administrator

RECEIVED
AUG 8 2008

RMC/bco
Exhibit C
Facility Specifications

- The Facility must be in compliance with all Federal/State/County regulations and building codes including ADA and NJ DCA Shelter Regulations
- Monmouth County to have approval of design and construction plans.
- Acreage: Facility to be located on two (2) acres of land.
- Square Footage – no less than 15,000 – 1 floor only, to accommodate:
  - 35 beds – 1 floor – beds space needs to be segregated (12 female and 23 male)
  - Communal Dining Area to accommodate 35 people
  - Communal Bathroom/Shower for Males
  - Communal Bathroom/Shower for Females
  - Bathroom for Staff
  - Commercial Kitchen Facility – to include appliances
  - Commercial Laundry Space – to include appliances – primary and secondary
  - Recreation area – may need to be segregated – female and male
  - Reception area
  - Control Station Area
  - Administrative Offices
  - Counseling Offices
  - Storage – Food/Materials/Bedding and etc for Residents
  - Storage – Records/Confidential Files

Other Facility Requirements

- Tile flooring wherever possible throughout the facility
- Wired for internet access – cable and telephone
- “Wander Alarms” on all exit doors
- HVAC
- Outside space must provide off street parking for no less than 15 vehicles
- Outside space must provide recreation area to include several benches and tables
- Outside space should provide a ‘buffer’ area between shelter and public
- Assurance that there will be no break in service due to relocation site readiness
Exhibit D
Form of Deed
QUITCLAIM DEED

THIS QUITCLAIM DEED, is made the ___ day of __________, 200_, by [NAME OF LOCAL REDEVELOPMENT AUTHORITY OR DESIGNATED STATE AGENCY], [an instrumentality and agency of the State of New Jersey, acting in its capacity as the Local Redevelopment Authority, as recognized by the Secretary of Defense, for purposes of the redevelopment of Fort Monmouth under the Defense Base Closure and Realignment Act of 1990, Pub. L. 101-510, 10 U.S.C. Sec. 2687 and the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, Pub. L. 103-421][an instrumentality of the State of New Jersey, authorized pursuant to P.L. 2006, c. 16, as amended by P.L. 2008, c. 28, to assume responsibility for the homeless assistance submission under Defense Base Closure and Realignment Act of 1990, Pub. L. 101-510, 10 U.S.C. Sec. 2687 and to comply with and implement the requirements of 32 C.F.R. 176.30 and 24 C.F.R. 586.30 (together with its successors and assigns, "Grantor"), in favor of ____________________________, a non-profit corporation organized pursuant to the laws of the State of New Jersey for the purpose of providing services homeless persons (together with its successors and assigns, "Grantee" or "Homeless Provider").

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below (the "Property") to the Grantee. This transfer is made for the sum of ONE and 00/100 ($1.00) DOLLAR. The Grantor acknowledges receipt of this money. Grantor hereby DEMISES, RELEASES, AND FOREVER QUITCLAIMS to Grantee, all the right, title, interest and claim to the following described parcel of land, and improvements and appurtenances thereto in the Borough of _______________, County of Monmouth, State of New Jersey.

Description of Property. The Property consists of the land and all the buildings, structures or improvements on the land described as follows:

[INSERT M&B DESCRIPTION, BLOCK AND LOT NUMBER(S) OF PROPERTY BEING CONVEYED; OR INCLUDE PROPERTY DESCRIPTION AS EXHIBIT A]
The Property is being conveyed to Grantee subject to a “Legally Binding Agreement” dated as of ______________________, 200__, between the Grantor, [the Fort Monmouth Economic Revitalization Authority ("FMERPA")][NAME OF DESIGNATED STATE AGENCY] and Grantee, in its capacity as Homeless Provider (the "LBA", a true copy of which is annexed hereto as Exhibit B and made a part hereof), as part of FMERPA’s "Homeless Assistance Submission" for the redevelopment of Fort Monmouth pursuant to 32 C.F.R. 176. The LBA by its terms is intended to survive the delivery of this Deed. Grantee herein agrees to accept the Property subject to the use restrictions and requirements set forth in the LBA and the possibility of reverter set forth below, and to utilize the Property only for the purposes set forth herein and in the LBA. If, at any time following the delivery of this Quitclaim Deed to Grantee (i) all or substantially all of the “Designated Homeless Service Facilities” (as defined in the LBA) so conveyed are abandoned, or are not being used to service "Homeless Persons" (as that term is defined by 32 C.F.R. 176.5) and to provide the “Homeless Support Services” (as that term is defined in the LBA); or (ii) Grantee fails to initiate and diligently prosecute the delivery of the Homeless Support Services in a timely manner and in accordance with provisions of the LBA; or (iii) Grantee is not delivering the Homeless Support Services in accordance with the requirements as approved by FMERPA and [DESIGNATED STATE AGENCY]; or (iv) Grantee fails to comply with any provisions of the LBA; or (v) Grantee is dissolved or otherwise ceases to function (each of (i) through (v), a "Default"), then Grantor shall provide the Grantee written notice of such Default(s) and of Grantor’s intent to re-enter the Property in the event Grantee fails to cure such Default or Defaults within the cure period as set forth in Section Three of the LBA. In the event such Default or Defaults are not cured within the applicable cure period, Grantor may re-enter the Property and the interest in the Property conveyed hereby thereupon shall revert to [FMERPA][DESIGNATED STATE AGENCY] and title to all improvements thereon shall vest in [FMERPA][DESIGNATED STATE AGENCY].

Notice, Warranty, and Reservation of Access Pursuant to CERCLA §§ 120 (h) (3) and 120 (h) (4).

a. Pursuant to Section 120(h)(3) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 as amended, (hereafter “CERCLA”), 42 U.S.C. § 9620(h)(3), notice is hereby provided that information regarding hazardous substances stored for one year or more, known to have been released, or disposed of on the property herein, together with a description of the remedial action taken, if any, is provided in the Finding of Suitability to Transfer, dated ________________________, (hereinafter “FOST”), to the extent such information is available on the basis of a complete search of United States Army files.
i. The Grantor hereby warrants that all remedial action necessary to protect human health and the environment with respect to any hazardous substance remaining on the property herein conveyed has been taken prior to the date of this conveyance.

ii. The Grantor hereby warrants that any remedial action found to be necessary after the date of this conveyance with respect to any hazardous substance remaining on the property herein conveyed shall be conducted by the United States of America.

iii. The Grantor reserves a right of access to the property herein conveyed for the purpose of conducting any remedial action or corrective action found to be necessary on the property herein conveyed after the date of this conveyance.

b. Pursuant to Section 120(h)(4) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. Section 9620(h)(4) the Grantor has identified certain other portions of the property conveyed herein as real property on which no hazardous substances and no petroleum products or their derivatives are known to have been released or disposed of as more particularly described in the FOST.

i. The Grantor hereby warrants any response action or corrective action found to be necessary after the date of this conveyance as a result of the discovery of hazardous substances or petroleum products or their derivatives existing on the property herein conveyed prior to the date of this conveyance shall be conducted by the United States of America.

ii. The Grantor hereby reserves a right of access to the property herein conveyed for the purpose of conducting any response action or corrective action found to be necessary on the property herein conveyed or adjoining property after the date of this conveyance.

c. These covenants shall not apply to the extent such remedial, response or corrective actions are caused by activities of the Grantee, its successors and/or assigns.

Type of Deed. This is called a Quitclaim Deed. The Grantor makes no promises as to ownership or title, but simply transfers whatever interest the Grantor has to the Grantee.

Signatures. The Grantor signs as of the date at the top of this page. This Deed is signed and attested to by its proper [FMERPA][DESIGNATED STATE AGENCY] officers.
STATE OF NEW JERSEY : 
COUNTY OF : 

On the _____ day of _____________, 200_, before me personally came ______________________, to me known, who, being by me duly sworn, did depose and say that s/he is the ______________________ of the [FORT MONMOUTH ECONOMIC REVITALIZATION PLANNING AUTHORITY][DESIGNATED STATE AGENCY] the entity described in and which executed the above instrument; that such person signed such person’s name thereto on behalf of such entity for the uses and purposes therein expressed; and certified that the full and actual consideration paid or to be paid for the transfer of title is ONE and 00/100 ($1.00) DOLLAR.

WITNESS my hand and official seal. [SEAL]

(Signature)

(Print name and title)
EXHIBIT A
PROPERTY DESCRIPTION

EXHIBIT B

"LEGALLY BINDING AGREEMENT"
Exhibit b15

Family Promise of Monmouth County
Legally Binding Agreement
Legally Binding Agreement for Homeless Provider Services

This Legally Binding Agreement (the "Agreement") is entered into as of the 27th day of August, 2008, by and between the Fort Monmouth Economic Revitalization Planning Authority (the "FMERPA"), established pursuant to the laws of the State of New Jersey, particularly P.L. 2006, c. 16, as amended by P.L. 2008, c. 28 (the "FMERPA Act"), acting in its capacity as the Local Redevelopment Authority, as recognized by the Secretary of Defense, for purposes of the redevelopment of the Fort Monmouth under the Defense Base Closure and Realignment Act of 1990, Pub. L. 101-510, 10 U.S.C. Sec. 2687 and the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, Pub. L. 103-421 (collectively, the "Enabling Acts"), and Family Promise of Monmouth County ("Homeless Provider"). The FMERPA and the Homeless Provider may be collectively referred to herein as the "Parties", and individually referred to as a "Party".

WITNESSETH:

WHEREAS, effective on November 9, 2005, the Base Closure and Realignment Commission voted to close Fort Monmouth;

WHEREAS, on May 17, 2006, the FMERPA was recognized by the Office of Economic Adjustment of the Department of Defense ("DOD") as the local redevelopment authority ("LRA") for Fort Monmouth;

WHEREAS, pursuant to the requirements of the Enabling Acts, the "communities in the vicinity" of Fort Monmouth have been defined as the Boroughs of Eatontown, Oceanport and Tinton Falls, County of Monmouth, New Jersey;

WHEREAS, the FMERPA published a Notice of Surplus Federal Property to state and local governments, homeless service providers and other interested parties in the Asbury Park Press on September 9, 2006;

WHEREAS, between September 9, 2006 and March 8, 2007, the FMERPA received Notices of Interest (each, an "NOI") from 14 homeless service providers, indicating their desire to establish programs to provide assistance and services to homeless persons and families from the communities in the vicinity of Fort Monmouth;

WHEREAS, the FMERPA determined that the NOI received from Family Promise of Monmouth County dated March 7, 2007 complied with the requirements of the Enabling Acts, the regulations governing the closure and reuse planning for Fort Monmouth and the provisions dealing with notices of interest by homeless service providers, as more particularly described at 32 C.F.R. Part 176;
WHEREAS, the FMERPA, in its capacity as the LRA for Fort Monmouth, approved a reuse and redevelopment plan for Fort Monmouth on August 27, 2008 ("Redevelopment Plan");

WHEREAS, the Homeless Provider is a New Jersey non-profit corporation that was organized to end homelessness in the vicinity of Fort Monmouth by providing, in collaboration with others, shelter, housing and services to homeless persons and families; and

WHEREAS, this Agreement is submitted as a "legally binding agreement" pursuant to 32 C.F.R. Part 176.30 (b) (3), and is a component of the homeless assistance submission ("Homeless Assistance Submission") of the FMERPA for the redevelopment of Fort Monmouth, as required by the Enabling Acts, and as more specifically required by 32 C.F.R. Part 176.

TERMS AND CONDITIONS

Section One: The terms and conditions contained herein are, upon execution by the authorized representatives of the Parties, intended to be binding on the parties hereto, except as otherwise stated herein, and with the express understanding that the implementation of the terms hereof are subject to the completion of the following federal actions: (i) the United States Department of Housing and Urban Development ("HUD") must review and make a determination as to whether the Homeless Assistance Submission and Redevelopment Plan are in compliance with the provisions of the Enabling Acts and applicable federal regulations, and (ii) DOD, acting by and through the Department of the Army ("Army"), is responsible for completion of environmental review pursuant to the National Environmental Protection Act ("NEPA"), for the issuance of a Record of Decision or other decision document ("NEPA Decision Document"), for completion of the environmental cleanup of Fort Monmouth under applicable provisions of federal law, and for conveyance of fee title to the real property comprising portions of Fort Monmouth, including the Designated Homeless Service Facilities as identified below, consistent with the approved Redevelopment Plan, the Enabling Acts and the terms of this Agreement.

Section Two: The building to be conveyed hereunder to the Homeless Provider shall be building #501 located on Malterer Avenue, on Fort Monmouth (hereinafter the "Designated Homeless Service Facilities"). The FMERPA and the Homeless Provider have agreed that the Homeless Provider will provide support services to homeless persons and families residing in the Designated Homeless Service Facilities, which will include the following eligible services:
The Homeless Provider will utilize the Designated Homeless Service Facilities as an emergency shelter for homeless families, and will provide shelter, meals and services as outlined below to homeless families, with the goal of moving the families from homelessness to permanent, self-sustainable housing.

The most critical component of this shelter program is case management. Through case management, homeless families are assessed for foundational obstacles to housing and sustainability in the community. The key areas examined are health (mental, physical and behavioral/emotional of all members), job training and education, legal, credit repair and budgeting skills. The Homeless Provider's case managers teach the families appropriate life skills which include, but are not limited to, crisis management, stress management, scheduling, child care arranging/interviewing, parenting skills, nutrition and food education/preparation, financial management, budgeting and money management. Client families are required to save 85% of all earned income while residing at the Designated Homeless Service Facilities.

The Homeless Provider also links to outside professionals whenever possible to avoid duplication of services already available in the community, and to insure that client families are receiving the most up-to-date and accurate information available. Please note that the Homeless Provider currently collaborates for the following services with local providers:

(1) Immunizations for children, general health check-ups for all family members, mental health assessments, medication monitoring and other services;

(2) Mental health support for client families and persons living with depression, post-traumatic stress disorder ("PTSD") (domestic violence and veterans), other diagnosed mental illnesses, smoking cessation programs, drug/alcohol abuse programs and monitoring, and children’s mental health programs;

(3) Assessments for all client families and persons for job training potential when unemployed or underemployed; aid with resume writing and job searches;

(4) General Equivalency Degree ("GED") training, testing and education; assistance with resume writing rapid certificate training courses in healthcare and related fields;

(5) "Life Skills" course free to all adult clients;

(6) Free post-partum classes, perinatal education, interventions, education on child rearing and parenting;
(7) “Strengthening Parenting” class, life skills classes;

(8) Family Success Center resources for all parents in the Homeless Provider’s network provided free of charge;

(9) Free assessments for no cost/low cost childcare for working parents currently in the Homeless Provider’s programs and for graduates of the Homeless Provider’s programs;

(10) Rent subsidies (3-6 months) when attending job training or education (must be working part time) provided by local agencies and business collaboratives;

(11) Client families are given special checking and savings accounts according to their credit standings by local bank partners. Also, those with good credit are eligible for special homebuys savings program with a 3-1 savings match by special homebuyers programs.

(12) Free legal counseling and help to all clients; and

(13) Agents to provide chronically homeless or those who live with mental health challenges permanent, sustainable housing.

Family Promise currently collaborates with more than one dozen local agencies to provide these services and will seek to continue to provide substantially the same benefits through these or similar agencies in the future.

Residents of the shelter will be eligible to participate in support programs which provide the first month's rent and security deposit for all graduating families. Additionally, families are presented with all necessary furnishings from a collection of gently-used and new items, and a computer with one (1) free year of Internet service. Client families are not required to use their savings to purchase initial housing items, and instead are presented with gift card donations for local area stores. Partner congregations provide housewarming baskets and needed items as well.

Resident families will also be eligible to participate in the Post Graduate Stabilization Program, which provides case management support in-community to graduated families for one (1) full year after they complete the shelter program. Under this program, case managers visit the client family at least bi-weekly, ensuring that they have the resources to remain independent and in permanent housing. When a crisis arises, the Homeless Provider team is assembled to help the client family walk through the options for success – reviewing the skills to navigate the crisis rather
than solving it for them. This helps the client family learn how to deal with problems that arise by using the tools that have been supplied to them. This stabilization program helps families who may have lost their ability to feel independent and confident due to a lengthy period of time of homelessness, or those who may have never learned critical life skills and have not had the opportunity to put to use the life skills learned in the shelter program. A mentoring program is currently under design by the Homeless Provider for successful graduates to return and mentor new graduates.

Finally, shelter residents are eligible to participate in a unique opportunity to advance in a subsidized education program; designed for the single parent who is earning too little to support his/her family. Those who are incapable of earning a living wage but who are capable of attending school are encouraged to do so. The Homeless Provider’s partnership with local education and community colleges, and Monmouth County One-Stop Center, permit client families to choose from a wide variety of paid or low cost educational choices. For those whose education would extend beyond the 50-day average length of stay in the shelter, this program subsidizes rent, utilities, daycare, transportation and related costs for up to one year. This helps a single parent (generally female by the Homeless Provider’s statistics) to attend school and earn a higher wage from a certificate program while living in the community and working part- or full-time rather than living in a shelter or transitional program. Studies show that the longer time families spend in institutionalized living situations, the more difficult it becomes for such families to be independent and self-sustaining after discharge. Support services and case management remains in place during this program to ensure school success, attendance and community permanency as well as providing overall skill support.

*****

These support services shall constitute, subject to the reservations stated herein, the "Homeless Support Services". The Homeless Provider covenants and agrees that the Designated Homeless Service Facilities and the Homeless Support Services will exclusively serve homeless persons ("Homeless Persons") who meet the definition of "homeless persons" as set forth in the McKinney-Vento Act (42 U.S.C. Sec. 11301 et seq.).

Section Three: Upon approval by HUD of the Homeless Assistance Submission and Redevelopment Plan, completion by the Army of the NEPA Decision Document, the issuance by the Army of a Finding of Suitability for Transfer ("FOST") or Finding of Suitability for Early Transfer ("FOSET"), as applicable, completion of all other actions under the Enabling Acts and applicable federal regulations necessary for the Army's conveyance of the Designated Homeless Service Facilities to the FMERPA, the FMERPA shall (i) request that the Army transfer the Designated Homeless Service Facilities to the FMERPA by quitclaim deed at no cost and, subject to such
transfer, upon at least sixty (60) days prior written notice to the Homeless Provider, the FMERPA shall transfer the Designated Homeless Service Facilities to the Homeless Provider by quitclaim deed ("Deed") substantially in the form attached hereto as Exhibit C at no cost, pursuant to the terms hereof. If, at any time following the conveyance of the Designated Homeless Service Facilities, or any portion thereof, (i) all or substantially all of the Designated Homeless Service Facilities so conveyed are abandoned, or not being used to service Homeless Persons and to provide the Homeless Support Services, or (ii) the Homeless Provider fails to initiate and diligently prosecute the delivery of the Homeless Support Services in a timely manner and in accordance with provisions of this Agreement, or (iii) the Homeless Provider is not delivering the Homeless Support Services in accordance with the requirements as approved by the FMERPA, or (iv) the Homeless Provider fails to comply with the provisions of Section Four or Section Five hereof, or (v) the Homeless Provider is dissolved or otherwise ceases to function, the FMERPA shall provide the Homeless Provider written notice of such occurrence. If the Homeless Provider fails to cure or initiate a cure of the noticed deficiency within thirty (30) days of the receipt of said notice, title to the Designated Homeless Service Facilities shall revert to the FMERPA in accordance with the provisions of the Deed.

Section Four: Promptly after receipt of any environmental analysis with respect to all or any portion of the Designated Homeless Service Facilities or the real property immediately adjacent thereto, the FMERPA shall deliver to the Homeless Provider a copy of such analysis. In the event the environmental analysis currently being undertaken by the Army indicates that the Designated Homeless Facilities identified in Section Two are not suitable for the intended purposes of serving Homeless Persons and delivery of the Homeless Support Services, the FMERPA and Homeless Provider agree that they shall make diligent efforts to (i) relocate the Designated Homeless Service Facilities to another location on Fort Monmouth, or to other property not within the current boundaries of Fort Monmouth, so long as the alternative property is comparable, as determined by the FMERPA, to the Designated Homeless Service Facilities as to (a) number of units, size, and condition, (b) proximity to public and private transportation, (c) density and zoning, (d) availability of utilities, and (e) safety; or, alternatively, (ii) arrange for the FMERPA to pay the Homeless Provider an amount sufficient to allow the Homeless Provider to purchase an alternative property which is comparable, as determined by the FMERPA pursuant to the criteria set forth in clauses (a) through (e) above, to the Designated Homeless Service Facilities. Any alternative facilities so selected pursuant to this Section Four shall be deemed to be the Designated Homeless Service Facilities for all purposes of this Agreement. The process for finding an alternative arrangement may be commenced by either Party, upon completion of the Army's NEPA Decision Document, by requesting that specifically identified alternative facilities be designated as the Designated Homeless Service Facilities hereunder. The other party shall have the
obligation to respond within thirty (30) days to the Party proposing the alternative facilities.

Section Five: The Homeless Provider shall deliver the Homeless Support Services. The scope of services to be provided to recipients of the Designated Homeless Services Facilities under the Homeless Support Services is set forth in Section Two above. The Homeless Provider may not change the scope of the services to be provided to the Homeless Persons without the express written consent of the FMERPA, which consent shall not be unreasonably withheld or delayed if the proposed changes continue to comply with the provisions of 32 C.F.R. Part 176 and the implementation intent and requirements of the Redevelopment Plan.

Section Six: The Homeless Provider shall be responsible for all costs and expenses associated with the operation and maintenance of the Designated Homeless Service Facilities and for the delivery of the Homeless Support Services from the effective date of the Deed (or the date on which the Homeless Provider acquires alternative property pursuant to Sections Four or Seven, if applicable). The Homeless Provider shall have a period of three (3) months from the effective date of the Deed, (or the date on which the Homeless Provider acquires alternative property pursuant to Sections Four or Seven, if applicable) to begin the delivery of the Homeless Support Services. Should the Homeless Provider fail to begin delivering the Homeless Support Services within the time specified herein, any Designated Homeless Service Facilities that have been conveyed by the FMERPA to the Homeless Provider shall revert to the FMERPA pursuant to the provisions of Section Three above.

Section Seven: The FMERPA retains the option, at any time prior to the conveyance of all the Designated Homeless Services Facilities to the Homeless Provider, and thereafter with the consent of the Homeless Provider, to relocate or otherwise provide for the relocation of the Designated Homeless Services Facilities pursuant to the provisions of clauses (i) and (ii) of Section Four above. Any alternative facilities so provided for pursuant to this Section Seven shall be deemed to be the Designated Homeless Service Facilities for all purposes of this Agreement.

Section Eight: If title to the Designated Homeless Service Facilities reverts back to the FMERPA pursuant to Section Three, or if the Agreement is terminated pursuant to the provisions of Section Twelve, the FMERPA shall take appropriate steps to facilitate the transfer of the Designated Homeless Services Facilities to other homeless provider representatives. The term "appropriate steps" shall mean providing reasonable public notice of at least ninety (90) days to homeless providers in the vicinity of Fort Monmouth of the types of programs that may qualify as Homeless Support Services, and negotiating in good faith with homeless providers that respond to said notice. If the FMERPA is unable to reach agreement with a
successor homeless provider or providers following good faith negotiations, the FMERPA shall have no further obligations hereunder.

Section Nine: All of the rights and obligations of the FMERPA herein shall also be enjoyed by the state agency designated by the Governor of the State of New Jersey ("Designated State Agency") pursuant to the Act on the date of such designation. All references to the FMERPA herein shall also included reference to the Designated State Agency. The rights and obligations of the Designated State Agency hereunder may be transferred to any entity that is approved by DOD as the Local Redevelopment Authority for Fort Monmouth pursuant to the provisions of the Enabling Acts.

Section Ten: The rights and obligations of the Homeless Provider hereunder may not be transferred or assigned without the prior written consent of the FMERPA.

Section Eleven: The terms of this Agreement shall be governed by the laws of the State of New Jersey and federal law, as applicable.

Section Twelve: This Agreement may be amended or terminated by the FMERPA and the Homeless Provider at any time by written agreement executed by the FMERPA and the Homeless Provider. This Agreement may be terminated by the FMERPA without cost, liability or recourse prior to the conveyance of the all or any portion of the Designated Homeless Service Facilities to the Homeless Provider if (i) the Homeless Provider is dissolved or otherwise ceases to function, or (ii) the Homeless Provider does not accept title to the Designated Homeless Service Facilities, and the FMERPA shall thereafter proceed in accordance with the provisions of Section Eight, which provisions shall survive for the purposes stated therein. Unless otherwise terminated or extended pursuant to the provisions hereof, this Agreement shall terminate without recourse to either Party on September 1, 2038.

Section Thirteen: This Agreement supercedes all agreements and understandings between the Parties, written or oral. No claim of waiver, modification, consent or acquiescence with respect to any terms hereof shall be made against a Party by the other Party, except on the basis of a written instrument executed by the Parties.

Section Fourteen: All notices hereunder shall be in writing and shall be deemed to have been sent if personally delivered, sent by fax with proof of transmission or sent by certified mail, return receipt requested and postage paid, addressed to:
Fort Monmouth Economic Revitalization Planning Authority
2-12 Corbett Way
Englishtown, New Jersey 07724
Attention: Executive Director

New Jersey Housing and Mortgage Finance Agency
637 South Clinton Avenue
P.O. Box 18550
Trenton, New Jersey 08650
Attention: Executive Director

Homeless Provider:

Family Promise of Monmouth County
P.O. Box 304
Keansburg, New Jersey 07734
Attention: Executive Director

Section Fifteen: This Agreement may be executed in any number of counterparts, each of which, when so executed and delivered, shall be an original; but such counterparts shall together constitute but one and the same instrument.

[The remainder of this page is intentionally left blank]
IN WITNESS WHEREOF, and intending to be legally bound hereby, each of the undersigned parties has executed or caused this Agreement to be executed as of the date first above written.

FORT MONMOUTH ECONOMIC REVITALIZATION PLANNING AUTHORITY

By:____________________
Name: Frank Cosentino
Title: Executive Director

NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY

By:____________________
Name: Marge Della Vecchia
Title: Executive Director

HOMELESS PROVIDER:

Family Promise of Monmouth County

By:____________________
Name: Carol Barnett
Title: President
Exhibit A
FMERPA Legal Opinion
September 3, 2008

Fort Monmouth Economic Revitalization Planning Authority
2-12 Corbett Way
Eatontown, New Jersey 07724

Assistant Secretary for Community Planning and Development
U. S. Department of Housing and Urban Development
Attn: BRAC Coordinator
451 7th Street SW, Room 7266
Washington, DC 20410

RE: Fort Monmouth Economic Revitalization Planning Authority
Legally Binding Agreement for Homeless Provider Services
Fort Monmouth, Monmouth County, New Jersey

Ladies and Gentlemen:

We have served as Special Base Relocation and Closure Counsel to the Fort Monmouth Economic Revitalization Planning Authority (the “Authority”), on issues involving the Defense Base Closure and Realignment Act of 1990, as amended (Pub. L. 101-150, as amended, 10 U.S.C. 2687 et seq.) and the Base Closure Community Redevelopment and Homeless Assistance Act of 1994 (Pub. L. 103-421, as amended, 10 U.S.C. 2687 note) (collectively, the “BRAC Acts”) and the Fort Monmouth Economic Revitalization Planning Authority Act (L. 2006, c. 16, as amended, N.J.S.A. 52:271-1 et seq.) (the “Act”) related to the closure, redevelopment and reuse of Fort Monmouth (as such term is defined in the Act), a federally owned and operated military installation located in the host communities of the Boroughs of Eatontown, Oceanport and Tinton Falls, Monmouth County, New Jersey.

Pursuant to the BRAC Acts and the Act, the Authority has prepared the local redevelopment authority application (the “LRA Application”) dated September 3, 2008 which consists of (1) the “Fort Monmouth Reuse and Redevelopment Plan, Final Plan” dated August 22, 2008; and (2) the “Homeless Assistance Submission” dated September 3, 2008.

In accordance with the provisions of the BRAC Acts, the Authority is required to submit the LRA Application to the United States Department of Defense (“DoD”) and the United States Department of Housing and Urban Development (“HUD”) on or before September 8, 2008.
In accordance with the provisions of the BRAC Acts and the Act, as part of the Homeless Assistance Submission, the Authority is required to prepare legally binding agreements ("LBAs") which the Authority proposes to enter into with "representatives of the homeless" (as such term is defined in 24 C.F.R. 586.5) for the purpose of implementing homeless programs which will fill gaps in the existing continuum of care.

Based on the foregoing and as set forth below, we are of the opinion that:

1. The Authority has the full power and authority under the Act to enter into the LBA by and between the Authority and Family Promise of Monmouth County, as representative of the homeless (the "Family Promise of Monmouth County, LBA")

2. The Authority has duly adopted and approved the Family Promise of Monmouth County, LBA and, when executed and delivered, the Family Promise of Monmouth County, LBA will constitute a legal, valid and binding obligation of the Authority enforceable against it in accordance with its terms, subject to (i) bankruptcy, insolvency, reorganization, receivership, moratorium, fraudulent conveyance, and other similar federal laws of the United States and of the State of New Jersey affecting the rights and remedies of creditors generally, and (ii) general principles of equity (including without limitation the availability of specific performance or injunctive relief or the application of concepts of materiality, reasonableness, good faith and fair dealing), regardless of whether considered in a proceeding at law or in equity.

The opinions expressed herein are limited to and based upon the laws and judicial decisions of the State of New Jersey and the federal laws and judicial decisions of the United States of America. This opinion is being provided to satisfy the requirements of 24 C.F.R. 586.30(b)(3)(i).

The opinions expressed herein are strictly limited to the matters stated herein, and without limiting the foregoing, no other opinions are to be implied. This opinion is issued as of the date hereof, and we assume no obligation to update, review or supplement this opinion to reflect any facts or circumstances that may come to our attention after the date of this opinion, or any changes in the law or interpretations thereof that may occur after the date of this opinion, or for any reason whatsoever.

This opinion is given as of the date of delivery hereof and no opinion is expressed as to any matter not explicitly set forth herein. This opinion may not be relied upon by any person other than the addressees hereof.

Very truly yours,

MCMANIMON & SCOTLAND, L.L.C.

By: ____________________________

Wanda Chin Monahan, Partner
Exhibit B
Homeless Provider Letter of Agreement
July 30, 2008

Fort Monmouth Economic Revitalization Planning Authority
2-12 Corbett Way
Eatontown, NJ 07724

Re: NOI Services for the Homeless
Building #501

Dear Sir or Madam:

Please accept this as formal notification that the Board of Trustees of Family Promise of Monmouth County did agree to enter into and abide by the terms of a Legal Binding Agreement between FMERPA and Family Promise of Monmouth County (formerly Interfaith Hospitality Network of Monmouth County).

Dated: 7/30/08
Signed: A. Barnett
Print: Carol Barnett
Title: President
Exhibit C
Form of Deed
QUITCLAIM DEED

THIS QUITCLAIM DEED, is made the ___ day of __________, 200__, by [NAME OF LOCAL REDEVELOPMENT AUTHORITY OR DESIGNATED STATE AGENCY], [an instrumentality and agency of the State of New Jersey, acting in its capacity as the Local Redevelopment Authority, as recognized by the Secretary of Defense, for purposes of the redevelopment of Fort Monmouth under the Defense Base Closure and Realignment Act of 1990, Pub. L. 101-510, 10 U.S.C. Sec. 2687 and the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, Pub. L. 103-421][an instrumentality of the State of New Jersey, authorized pursuant to P.L. 2006, c. 16, as amended by P.L. 2008, c. 28, to assume responsibility for the homeless assistance submission under Defense Base Closure and Realignment Act of 1990, Pub. L. 101-510, 10 U.S.C. Sec. 2687 and to comply with and implement the requirements of 32 C.F.R. 176.30 and 24 C.F.R. 586.30 (together with its successors and assigns, "Grantor"), in favor of ______________________, a non-profit corporation organized pursuant to the laws of the State of New Jersey for the purpose of providing services homeless persons (together with its successors and assigns, "Grantee" or "Homeless Provider").

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below (the "Property") to the Grantee. This transfer is made for the sum of ONE and 00/100 ($1.00) DOLLAR. The Grantor acknowledges receipt of this money. Grantor hereby DEISES, RELEASES, AND FOREVER QUITCLAIMS to Grantee, all the right, title, interest and claim to the following described parcel of land, and improvements and appurtenances thereto in the Borough of __________, County of Monmouth, State of New Jersey.

Description of Property. The Property consists of the land and all the buildings, structures or improvements on the land described as follows:

[INSERT M&B DESCRIPTION, BLOCK AND LOT NUMBER(S) OF PROPERTY BEING CONVEYED; OR INCLUDE PROPERTY DESCRIPTION AS EXHIBIT A]
The Property is being conveyed to Grantee subject to a "Legally Binding Agreement" dated as of _____________, 200_, between the Grantor, [the Fort Monmouth Economic Revitalization Authority ("FMERPA")][NAME OF DESIGNATED STATE AGENCY] and Grantee, in its capacity as Homeless Provider (the "LBA", a true copy of which is annexed hereto as Exhibit B and made a part hereof), as part of FMERPA's "Homeless Assistance Submission" for the redevelopment of Fort Monmouth pursuant to 32 C.F.R. 176. The LBA by its terms is intended to survive the delivery of this Deed. Grantee herein agrees to accept the Property subject to the use restrictions and requirements set forth in the LBA and the possibility of reverter set forth below, and to utilize the Property only for the purposes set forth herein and in the LBA. If, at any time following the delivery of this Quitclaim Deed to Grantee (i) all or substantially all of the "Designated Homeless Service Facilities" (as defined in the LBA) so conveyed are abandoned, or are not being used to service "Homeless Persons" (as that term is defined by 32 C.F.R. 176.5) and to provide the "Homeless Support Services" (as that term is defined in the LBA); or (ii) Grantee fails to initiate and diligently prosecute the delivery of the Homeless Support Services in a timely manner and in accordance with provisions of the LBA; or (iii) Grantee is not delivering the Homeless Support Services in accordance with the requirements as approved by FMERPA and [DESIGNATED STATE AGENCY]; or (iv) Grantee fails to comply with any provisions of the LBA; or (v) Grantee is dissolved or otherwise ceases to function (each of (i) through (v), a "Default"), then Grantor shall provide the Grantee written notice of such Default(s) and of Grantor's intent to re-enter the Property in the event Grantee fails to cure such Default or Defaults within the cure period as set forth in Section Three of the LBA. In the event such Default or Defaults are not cured within the applicable cure period, Grantor may re-enter the Property and the interest in the Property conveyed hereby thereupon shall revert to [FMERPA][DESIGNATED STATE AGENCY] and title to all improvements thereon shall vest in [FMERPA][DESIGNATED STATE AGENCY].

Notice, Warranty, and Reservation of Access Pursuant to CERCLA §§ 120 (h) (3) and 120 (h) (4).

a. Pursuant to Section 120(h)(3) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 as amended, (hereafter "CERCLA"), 42 U.S.C. § 9620(h)(3), notice is hereby provided that information regarding hazardous substances stored for one year or more, known to have been released, or disposed of on the property herein, together with a description of the remedial action taken, if any, is provided in the Finding of Suitability to Transfer, dated _____________, (hereinafter "FOST"), to the extent such information is available on the basis of a complete search of United States Army files.
i. The Grantor hereby warrants that all remedial action necessary to protect human health and the environment with respect to any hazardous substance remaining on the property herein conveyed has been taken prior to the date of this conveyance.

ii. The Grantor hereby warrants that any remedial action found to be necessary after the date of this conveyance with respect to any hazardous substance remaining on the property herein conveyed shall be conducted by the United States of America.

iii. The Grantor reserves a right of access to the property herein conveyed for the purpose of conducting any remedial action or corrective action found to be necessary on the property herein conveyed after the date of this conveyance.

b. Pursuant to Section 120(h)(4) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. Section 9620(h)(4) the Grantor has identified certain other portions of the property conveyed herein as real property on which no hazardous substances and no petroleum products or their derivatives are known to have been released or disposed of as more particularly described in the FOST.

i. The Grantor hereby warrants any response action to corrective action found to be necessary after the date of this conveyance as a result of the discovery of hazardous substances or petroleum products or their derivatives existing on the property herein conveyed prior to the date of this conveyance shall be conducted by the United States of America.

ii. The Grantor hereby reserves a right of access to the property herein conveyed for the purpose of conducting any response action or corrective action found to be necessary on the property herein conveyed or adjoining property after the date of this conveyance.

c. These covenants shall not apply to the extent such remedial, response or corrective actions are caused by activities of the Grantee, its successors and/or assigns.

Type of Deed. This is called a Quitclaim Deed. The Grantor makes no promises as to ownership or title, but simply transfers whatever interest the Grantor has to the Grantee.

Signatures. The Grantor signs as of the date at the top of this page. This Deed is signed and attested to by its proper [FMERPA][DESIGNATED STATE AGENCY] officers.
[FORT MONMOUTH ECONOMIC REVITALIZATION PLANNING AUTHORITY][DESIGNATED STATE AGENCY]

ATTEST:

__________________________

By: __________________________
STATE OF NEW JERSEY : 
COUNTY OF : 

On the _____ day of ____________________, 200_, before me personally came ____________________, to me known, who, being by me duly sworn, did depose and say that s/he is the _____________ of the [FORT MONMOUTH ECONOMIC REVITALIZATION PLANNING AUTHORITY][DESIGNATED STATE AGENCY] the entity described in and which executed the above instrument; that such person signed such person's name thereto on behalf of such entity for the uses and purposes therein expressed; and certified that the full and actual consideration paid or to be paid for the transfer of title is ONE and 00/100 ($1.00) DOLLAR.

WITNESS my hand and official seal. [SEAL]

______________________________
(Signature)

______________________________
(Print name and title)
EXHIBIT A
PROPERTY DESCRIPTION

EXHIBIT B
"LEGALLY BINDING AGREEMENT"
Exhibit b16

Affordable Housing Alliance and Cooperating Providers
Legally Binding Agreement
This Agreement (the "Agreement") is entered into as of the 27th day of August, 2008, by and between the Fort Monmouth Economic Revitalization Planning Authority (the "FMERPA"), established pursuant to the laws of the State of New Jersey, particularly P.L. 2006, c.16, as amended by P.L. 2008, c. 28 (the "FMERPA Act"), acting in its capacity as the Local Redevelopment Authority, as recognized by the Secretary of Defense, for purposes of the redevelopment of the Fort Monmouth under the Defense Base Closure and Realignment Act of 1990, Pub. L. 101-510, 10 U.S.C. Sec. 2687 note and the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, Pub.L. 103-421 (the "Enabling Acts"), and the Affordable Housing Alliance ("Homeless Provider"). The FMERPA and the Homeless Provider may be collectively referred to herein as the "Parties", and individually referred to as a "Party". The following homeless provider organizations ("Cooperating Providers") have entered into this Agreement for the limited purposes set forth herein. The Cooperating Providers are:

a. The Center of Asbury Park, Inc. (the "Center")

b. Easter Seals New Jersey ("Easter Seals")

c. CPC Behavioral Healthcare ("CPC")

d. HABcore, Inc. ("HABcore")

e. Lutheran Social Ministries of New Jersey ("Lutheran Ministries")

f. 180 Turning Lives Around ("180")

g. Family Promise of Monmouth County ("Family Promise")

The rights and obligations of the Cooperating Providers are limited as specifically set forth herein.

WITNESSETH:

WHEREAS, effective on November 9, 2005, the Base Closure and Realignment Commission voted to close Fort Monmouth;

WHEREAS, on May 17, 2006, the FMERPA was recognized by the Office of Economic Adjustment of the Department of Defense ("DOD") as the local redevelopment authority ("LRA") for Fort Monmouth;
WHEREAS, pursuant to the requirements of the Enabling Acts, the "communities in the vicinity" of Fort Monmouth have been defined as the Boroughs of Oceanport, Tinton Falls and Eatontown, New Jersey;

WHEREAS, the FMERPA published a Notice of Surplus Federal Property to state and local governments, homeless service providers and other interested parties in the Asbury Park Press on September 9, 2006;

WHEREAS, between September 9, 2006 and March 8, 2007, the FMERPA received Notices of Interest (each, an "NOI") from 14 homeless service providers, indicating their desire to establish programs to provide assistance and services to homeless persons and families from the communities in the vicinity of Fort Monmouth;

WHEREAS, the FMERPA determined that the NOIs received from the Affordable Housing Alliance and the Cooperating Providers (as listed in Exhibit E attached hereto) complied with the requirements of the Enabling Acts, the regulations governing the closure and reuse planning for Fort Monmouth and the provisions dealing with notices of interest by homeless service providers, as more particularly described at 32 C.F.R. Part 176;

WHEREAS, the FMERPA, in its capacity as the LRA for Fort Monmouth, approved a reuse and redevelopment plan for Fort Monmouth dated August 27, 2008 ("Redevelopment Plan");

WHEREAS, the Homeless Provider and the Cooperating Providers are New Jersey non-profit corporations that were organized to end homelessness in the vicinity of Fort Monmouth by providing, in collaboration with others, shelter, housing and services to homeless persons and families; and

WHEREAS, this Agreement is submitted as a "legally binding agreement" pursuant to 32 C.F.R. Part 176.30 (b) (3), and is a component of the homeless assistance submission ("Homeless Assistance Submission") of the FMERPA for the redevelopment of Fort Monmouth, as required by the Enabling Acts, and as more specifically required by 32 C.F.R. Part 176.

TERMS AND CONDITIONS

Section One: The terms and conditions contained herein are, upon execution by the authorized representatives of the Parties and the Cooperating Providers, intended to be binding on the Parties and the Cooperating Providers hereto, except as otherwise stated herein, and with the express understanding that the implementation of the terms hereof are subject to the completion of the following federal actions: (i) the United States Department of Housing and Urban Development ("HUD") must review and make a determination as to whether the Homeless Assistance Submission and Redevelopment Plan are in compliance with the provisions
of the Enabling Acts and applicable federal regulations, and (ii) DOD, acting by and through the Department of the Army ("Army"), is responsible for completion of environmental review pursuant to the National Environmental Protection Act ("NEPA"), for the issuance of a Record of Decision or other decision document ("NEPA Decision Document"), for completion of the environmental cleanup of Fort Monmouth under applicable provisions of federal law, and for conveyance of fee title to the real property comprising portions of Fort Monmouth, including the Designated Homeless Service Facilities, as defined below, consistent with the approved Redevelopment Plan, the Enabling Acts and the terms of this Agreement.

Section Two: The "Designated Homeless Service Facilities" hereunder shall consist of a total of forty (40) housing units currently existing on or to be constructed on Fort Monmouth, and Building 270. The housing units ("Units") shall be designated by the FMERPA from buildings identified by FMERPA, on Fort Monmouth, as more specifically described in the form of deed ("Deed") prescribed by the FMERPA and attached hereto as Exhibit "C" (the "Existing Units"), and/or (ii) units of housing to be constructed on Fort Monmouth in accordance with plans and specifications approved by the FMERPA and the Homeless Provider and in compliance with all applicable federal, state and local laws, ordinances, regulations and codes, at such locations determined by the FMERPA, and as more specifically described in the form of deed ("New Unit Deed") prescribed by the FMERPA and attached hereto as Exhibit "D" (the "New Units"). The Existing Units and/or New Units will include ten (10) one (1) bedroom units, twenty (20) two (2) bedroom units, two (2) four (4) bedroom units and eight (8) three (3) bedroom units, which unit mix may be adjusted by mutual agreement of the FMERPA and the Homeless Provider.

Following the conveyance of the Designated Homeless Service Facilities to the Homeless Provider as provided in Section Three below, the Homeless Provider shall coordinate the use and occupancy of the Designated Homeless Services Facilities with the Cooperating Providers, as follows:

a. Twenty (20) of the Existing Units and/or New Units, as designated by FMERPA and consisting of ten (10) two (2) bedroom Units and ten (10) one (1) bedroom Units shall be leased by the Homeless Provider to Homeless Persons (as defined below) suffering from physical or mental handicaps ("Designated Units for the Handicapped"). Easter Seals and CPC, in their role as Cooperating Providers, shall each have (i) the exclusive right with regard to four (4) one (1) bedroom units and four (4) two (2) bedroom units to refer clients for occupancy in the above-referenced Units to the Homeless Provider ("Easter Seals/CPC Exclusive Referral Right"), and (ii) the obligation to provide support services to their clients during the term of occupancy of said clients in the above-referenced Units, pursuant to the reasonable requirements of the Homeless Provider. The support services to
be provided by Easter Seals, CPC, other Cooperating Providers, other homeless providers, and the Homeless Provider hereunder shall include the services set forth in, and shall be delivered in accordance with, the Operating Manual for the McKinney-Vento Supportive Housing Program ("SHP Desk Guide"), as the SHP Desk Guide is updated from time to time.

The term of the Easter Seals/CPC Exclusive Referral Right hereunder shall be (i) sixty (60) days from the date the Homeless Provider provides written notice to Easter Seals or CPC of the availability of the Designated Units for the Handicapped for initial occupancy, and (ii) thirty (30) days from the date the Homeless Provider provides written notice to Easter Seals or CPC of the termination of the lease of any client referred by Easter Seals or CPC, as the case may be. If Easter Seals or CPC do not refer clients to the Homeless Provider during the term of the Easter Seals/CPC Exclusive Referral Right, the Homeless Provider may proceed to offer without restriction the Designated Units for the Handicapped to other homeless providers in the vicinity of Fort Monmouth, or may proceed to lease said Units to its own clients.

The four (4) Designated Units for the Handicapped that have not been allocated to Easter Seals or CPC shall be leased by the Homeless Provider to Homeless Persons (as defined below) in Monmouth County suffering from a mental or physical handicap.

b. Twenty (20) of the Existing Units and/or New Units as designated by FNERPA and consisting of two (2) four (4) bedroom Units, eight (8) three (3) bedroom Units, and ten (10) two (2) bedroom Units shall be leased by the Homeless Provider to Homeless Persons (as defined below) or families who are chronically homeless ("Units for the Chronically Homeless"). Family Promise and 180, in their role as Cooperating Providers, shall each have (i) an Exclusive Referral Right for four (4) of the Units for the Chronically Homeless ("Family Promise/180 Exclusive Referral Right"); and (ii) the obligation to provide support services to their clients during the term of occupancy of said clients in the above-referenced Units, pursuant to the reasonable requirements of the Homeless Provider. The support services to be provided by Family Promise, 180, other Cooperating Providers, other homeless providers, and the Homeless Provider hereunder shall include the services set forth in, and shall be delivered in accordance with the SHP Desk Guide, as the SHP Desk Guide is updated from time to time.

The term of the Family Promise/180 Exclusive Referral Right hereunder shall be (i) sixty (60) days from the date the Homeless Provider provides written notice to Family Promise or 180 of the availability of the Units for the Chronically Homeless for initial occupancy, and (ii) thirty (30) days from the date the Homeless Provider provides written notice to Family Promise or 180 of the termination of the lease of any client referred by Family Promise or 180, as the case may be. If Family Promise or 180 do not
refer clients to the Homeless Provider during the term of the Family Promise/180 Exclusive Referral Right, the Homeless Provider may proceed to offer without restriction the Units for the Chronically Homeless to other homeless providers in the vicinity of Fort Monmouth, or may proceed to lease said Units to its own clients.

The twelve (12) Units for the Chronically Homeless that have not been allocated to Family Promise and 180 shall be leased by the Homeless Provider to Homeless Persons (as defined below) and families in Monmouth County who have been chronically homeless.

c. Building 270 shall be leased by the Homeless Provider to HABcore. Pursuant to said lease, HABcore shall operate Building 270 as a sixteen (16) unit single room occupancy ("SRO") facility serving Homeless Persons (as defined below). Lutheran Ministries and the Center, in their role as Cooperating Providers, shall (i) each have an Exclusive Referral Right for four (4) SRO units ("SRO Exclusive Right of Referral"), and (ii) the obligation to provide support services to their clients during the term of occupancy of said clients in the above-referenced SRO units. The support services to be provided by Lutheran Ministries, the Center, other Cooperating Providers, other homeless providers, and the Homeless Provider hereunder shall include the services set forth in, and shall be delivered in accordance with the SHP Desk Guide, as the SHP Desk Guide is updated from time to time.

The term of the SRO Exclusive Referral Right hereunder shall be (i) sixty (60) days from the date the Homeless Provider provides written notice to Lutheran Ministries or the Center of the availability of the SRO units for initial occupancy, and (ii) thirty (30) days from the date the Homeless Provider provides written notice to Lutheran Ministries or the Center of the termination of the lease of any client referred by Lutheran Ministries or the Center, as the case may be. If Lutheran Ministries or the Center do not refer clients to the Homeless Provider during the term of the SRO Exclusive Referral Right, the Homeless Provider may proceed to offer without restriction the SRO units to other homeless providers in the vicinity of Fort Monmouth, or may proceed to lease said Units to its own clients.

The eight (8) SRO units that have not been allocated to the Lutheran Ministries or the Center shall be leased by HABcore to Homeless Persons (as defined below) in Monmouth County.

The support services as described in Subsections a., b., and c. above shall constitute, subject to the reservations stated herein, the "Homeless Support Services". The Homeless Provider and the Cooperating Providers covenant and agree that the Designated Homeless Service Facilities and the Homeless Support Services will exclusively serve homeless persons ("Homeless Persons") who meet the definition of "homeless persons" as set forth in the McKinney-Vento Act (42 U.S.C. Sec. 11301 et seq.).
Section Three: Upon approval by HUD of the Homeless Assistance Submission and Redevelopment Plan, completion by the Army of the NEPA Decision Document, the issuance by the Army of a Finding of Suitability for Transfer ("FOST") or Finding of Suitability for Early Transfer ("FOSET"), as applicable, completion of all other actions under the Enabling Acts and applicable federal regulations necessary for the Army's conveyance of the Existing Units to the FMERPA and the Army's sale or exchange of real property located on Fort Monmouth to a third party transferee or transferees (the "Army Transferee"), (i) the FMERPA shall request that the Army transfer the Existing Units to the FMERPA by quitclaim deed at no cost and, subject to such transfer, upon at least sixty (60) days prior written notice to the Homeless Provider, the FMERPA shall transfer the Existing Units to the Homeless Provider by quitclaim deed substantially in the form attached hereto as Exhibit C at no cost, pursuant to the terms hereof; and (ii) as required by the Army as a condition of sale, and upon and subject to the Army Transferee's construction of the New Units and renovation of Building 270 (in accordance with the requirements for the construction of the New Units set forth in Section Two) and conveyance by the Army Transferee of the New Units and Building 270 to the FMERPA at no cost, all pursuant to the requirements of the Redevelopment Plan and the terms of this Agreement, upon at least sixty (60) days prior written notice to the Homeless Provider, the FMERPA shall transfer the New Units and Building 270 to the Homeless Provider by quitclaim deed substantially in the form attached hereto as Exhibit D at no cost, pursuant to the terms hereof. If, at any time following the conveyance of the Designated Homeless Service Facilities, or any portion thereof, to the FMERPA (i) all or substantially all of the Designated Homeless Service Facilities so conveyed are abandoned, or not being used to serve Homeless Persons and to provide the Homeless Support Services, (ii) the Homeless Provider or a Cooperating Provider fails to initiate and diligently prosecute the delivery of the Homeless Support Services in a timely manner and in accordance with provisions of this Agreement, (iii) the Homeless Provider or a Cooperating Provider is not delivering the Homeless Support Services in accordance with the requirements as approved by the FMERPA, (iv) the Homeless Provider or Cooperating Provider fail to comply with any provision hereof, or (v) the Homeless Provider is dissolved or otherwise ceases to function, the FMERPA shall provide the Homeless Provider written notice of such occurrence. If the Homeless Provider fails to cure or initiate a cure of the noticed deficiency within sixty (60) days of the receipt of said notice, title to the Designated Homeless Service Facilities shall revert to the FMERPA in accordance with the provisions of the Deed or the New Unit Deed, as applicable.

Section Four: Promptly after receipt of any environmental analysis with respect to all or any portion of the Designated Homeless Service Facilities or the real property immediately adjacent thereto, the FMERPA shall deliver to the Homeless Provider a copy of such analysis. In the event
the environmental analysis currently being undertaken by the Army indicates that the location of the Designated Homeless Service Facilities, or any portion thereof, identified in Section Two are not suitable for the intended purposes of serving Homeless Persons and delivery of the Homeless Support Services, the FMERPA and Homeless Provider agree that they shall make diligent efforts to relocate the Designated Homeless Service Facilities, or portion thereof, to another location on Fort Monmouth, or to other property in Monmouth County not within the current boundaries of Fort Monmouth, so long as the alternative property is comparable, as determined by the FMERPA, to the Designated Homeless Service Facilities as to (a) size and condition, (b) proximity to public and private transportation, (c) density and zoning, (d) availability of utilities, and (e) safety. Any alternative locations or facilities so selected pursuant to this Section Four shall be deemed to be the Designated Homeless Service Facilities, or a portion thereof, for all purposes of this Agreement. The process for finding an alternative arrangement may be commenced by either Party, upon completion of the Army's NEPA Decision Document, by requesting that specifically identified alternative locations or facilities be designated as the Designated Homeless Service Facilities hereunder. The other party shall have the obligation to respond within thirty (30) days to the Party proposing the alternative facilities.

Section Five: The Homeless Provider and Cooperating Providers shall deliver the Homeless Support Services. The scope of services of the Homeless Support Services is set forth in Section Two. The Homeless Provider and the Cooperating Providers, as applicable, may not change the scope of the services to be provided to Homeless Persons without the express written consent of the FMERPA, which consent shall not be unreasonably withheld or delayed if the proposed changes continue to comply with the provisions of 32 C.F.R. Part 176 and the implementation intent and requirements of the Redevelopment Plan.

Section Six: The Homeless Provider and the Cooperating Providers, as applicable, shall be responsible for all costs and expenses associated with the operation and maintenance of the Designated Homeless Service Facilities and for the delivery of the Homeless Support Services from the effective date of the Deed or the New Unit Deed, whichever is earlier (or the date on which the Homeless Provider acquires alternative property pursuant to Sections Four or Seven, if applicable). The allocation of these costs and expenses shall be as follows: (i) each Cooperating Provider shall be responsible for all costs and expenses associated with the delivery of Homeless Support Services to their respective clients, (ii) HABcore shall be responsible for all costs and expenses associated with the operation and maintenance of Building 270 as an SRO, and (iii) the Homeless Provider shall be responsible for all other costs and expenses associated with the operation and maintenance of the Designated Homeless Service Facilities (except for Building 270) and the delivery of Homeless Support Services.
hereunder. The Homeless Provider and the Cooperating Providers, as applicable, shall have a period of three (3) months from the effective date of the Deed or the New Unit Deed, whichever is earlier (or the date on which the Homeless Provider acquires alternative property pursuant to Sections Four or Seven, if applicable) to begin the delivery of the Homeless Support Services. Should the Homeless Provider or the Cooperating Providers fail to begin delivering the Homeless Support Services within the time specified herein, any Designated Homeless Service Facilities that have been conveyed by the FMERPA to the Homeless Provider shall revert to the FMERPA pursuant to the provisions of Section Three above.

Section Seven: The FMERPA retains the option, at any time prior to the conveyance of all the Designated Homeless Services Facilities to the Homeless Provider, and thereafter with the consent of the Homeless Provider, to relocate or otherwise provide for the relocation of the Designated Homeless Services Facilities pursuant to the provisions of Section Four above. Any alternative facilities so provided for pursuant to this Section Seven shall be deemed to be the Designated Homeless Service Facilities for all purposes of this Agreement.

Section Eight: It title to the Designated Homeless Service Facilities reverts back to the FMERPA pursuant to Section Three, or if the Agreement is terminated pursuant to the provisions of Section Twelve, the FMERPA shall take appropriate steps to facilitate the transfer of the Designated Homeless Services Facilities to Cooperating Providers or other homeless provider representatives. The term "appropriate steps" shall mean providing reasonable public notice of at least ninety (90) days to homeless providers in the vicinity of Fort Monmouth of the types of programs that may qualify as Homeless Support Services, and negotiating in good faith with homeless providers that respond to said notice. If the FMERPA is unable to reach agreement with a successor homeless provider or providers following good faith negotiations, the FMERPA shall have no further obligations hereunder.

Section Nine: All of the rights and obligations of the FMERPA herein shall also be vested in the state agency designated by the Governor of New Jersey ("Designated State Agency") pursuant to the FMERPA Act on the date of such designation. The rights and obligations of the Designated State Agency hereunder may be transferred to any entity that is approved by DOD as the Local Redevelopment Authority for Fort Monmouth pursuant to the provisions of the Enabling Acts.

Section Ten: The rights and obligations of the Homeless Provider or of the Cooperating Providers hereunder may not be transferred or assigned without the prior written consent of the FMERPA.
Section Eleven: The terms of this Agreement shall be governed by the laws of the State of New Jersey and federal law, as applicable.

Section Twelve: This Agreement may be amended or terminated by the FMERPA and the Homeless Provider at any time by written agreement executed by the FMERPA and the Homeless Provider. This Agreement may be terminated by the FMERPA without cost, liability or recourse prior to the conveyance of the all or any portion of the Designated Homeless Service Facilities to the Homeless Provider if (i) the Homeless Provider is dissolved or otherwise ceases to function, or (ii) the Homeless Provider does not accept title to the New Units, Existing Units or Building 270, as the case may be, and FMERPA shall thereafter proceed in accordance with the provisions of Section Eight, which provisions shall survive for the purposes stated herein. Unless otherwise terminated or extended pursuant to the provisions hereof, this Agreement shall terminate without recourse to either Party or the Cooperating Providers on September 1, 2038.

Section Thirteen: This Agreement supercedes all agreements and understandings between the Parties, and among the Parties and the Cooperating Providers, written or oral. No claim of waiver, modification, consent or acquiescence with respect to any terms hereof shall be made against a Party by the other Party, or by a Cooperating Provider, except on the basis of a written instrument executed by the Parties and by the Cooperating Providers, as applicable.

Section Fourteen: All notices hereunder shall be in writing and shall be deemed to have been sent if personally delivered, sent by fax with proof of transmission or sent by certified mail, return receipt requested and postage paid, addressed to:

Fort Monmouth Economic Revitalization Planning Authority  
2-12 Corbett Way  
Eatontown, New Jersey 07724  
Attention: Executive Director

New Jersey Housing and Mortgage Finance Agency  
637 South Clinton Avenue  
P.O. Box 18550  
Trenton, New Jersey 08650  
Attention: Executive Director

HOMELESS PROVIDER:

Affordable Housing Alliance  
59 Broad Street  
Eatontown, New Jersey 07724
Attention: Chief Executive Officer

COOPERATING PROVIDERS:

The Center of Asbury Park, Inc.
P.O. Box 832
806 Third Avenue
Asbury Park, New Jersey 07702
Attention: Executive Director

Easter Seals New Jersey
1 Kimberly Road
East Brunswick, New Jersey 08816
Attention: Chief Executive Officer

CPC Behavioral Healthcare
10 Industrial Way East
Eatontown, New Jersey 07724-3317
Attention: President

HABcore, Inc.
740 Board Street
Suite 5
Red Bank, New Jersey 07702
Attention: Executive Director

Lutheran Social Ministries of New Jersey
6 Terri Lane
Suite 300
Burlington, New Jersey 08016
Attention: Vice President of Housing

180, Turning Lives Around, Inc.
1 Bethany Road
Building 3, Suite 42
Hazlet, New Jersey 07730
Attention: Executive Director

Family Promise of Monmouth County
P.O. Box 304
Keansburg, New Jersey 07734
Attention: President
Section Fifteen. The Agreement may be executed in any number of counterparts, each of which, when so executed and delivered, shall be an original; but such counterparts shall together constitute but one and the same instrument.

IN WITNESS WHEREOF, and intending to be legally bound hereby, each of the undersigned parties has executed or caused this Agreement to be executed as of the date first above written.

FORT MONMOUTH ECONOMIC REVITALIZATION PLANNING AUTHORITY

By: ____________________________
Name: Frank Cosentino
Title: Executive Director

NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY

By: ____________________________
Name: Marge Della Vecchia
Title: Executive Director

AFFORDABLE HOUSING ALLIANCE

By: ____________________________
Name: Donna Rose Blaze
Title: Chief Executive Officer

COOPERATING PROVIDERS:

The Center of Asbury Park, Inc.

By: ____________________________
Name: Reverend Robert Kaeding
Title: Executive Director

Easter Seals New Jersey

By: ____________________________
Name: Brian Fitzgerald
Title: Chief Executive Officer

CPC Behavioral Healthcare

By: __________________________
Name: John Mans
Title: President

HABcore, Inc.

By: __________________________
Name: Steven Heisman
Title: Executive Director

Lutheran Social Ministries of New Jersey

By: __________________________
Name: Margaret Bucci
Title: Vice President of Housing

180, Turning Lives Around, Inc.

By: __________________________
Name: Anna Diaz-White
Title: Executive Director

Family Promise of Monmouth County

By: __________________________
Name: Carol Barnett
Title: President
Exhibit A
FMERPA Legal Opinion
September 3, 2008

Fort Monmouth Economic Revitalization Planning Authority
2-12 Corbett Way
Eatontown, New Jersey 07724

Assistant Secretary for Community Planning and Development
U. S. Department of Housing and Urban Development
Attn: BRAC Coordinator
451 7th Street SW, Room 7266
Washington, DC 20410

RE: Fort Monmouth Economic Revitalization Planning Authority
Legally Binding Agreement for Homeless Provider Services
Fort Monmouth, Monmouth County, New Jersey

Ladies and Gentlemen:

We have served as Special Base Relocation and Closure Counsel to the Fort Monmouth Economic Revitalization Planning Authority (the “Authority”), on issues involving the Defense Base Closure and Realignment Act of 1990, as amended (Pub. L. 101-150, as amended, 10 U.S.C. 2687 et seq.) and the Base Closure Community Redevelopment and Homeless Assistance Act of 1994 (Pub. L. 103-421, as amended, 10 U.S.C. 2687 note) (collectively, the “BRAC Acts”) and the Fort Monmouth Economic Revitalization Planning Authority Act (L. 2006, c. 16, as amended, N.J.S.A. 52:27i-1 et seq.) (the “Act”) related to the closure, redevelopment and reuse of Fort Monmouth (as such term is defined in the Act), a federally owned and operated military installation located in the host communities of the Boroughs of Eatontown, Oceanport and Tinton Falls, Monmouth County, New Jersey.

Pursuant to the BRAC Acts and the Act, the Authority has prepared the local redevelopment authority application (the “LRA Application”) dated September 3, 2008 which consists of (1) the “Fort Monmouth Reuse and Redevelopment Plan, Final Plan” dated August 22, 2008; and (2) the “Homeless Assistance Submission” dated September 3, 2008.

In accordance with the provisions of the BRAC Acts, the Authority is required to submit the LRA Application to the United States Department of Defense (“DoD”) and the United States Department of Housing and Urban Development (“HUD”) on or before September 8, 2008.
In accordance with the provisions of the BRAC Acts and the Act, as part of the Homeless Assistance Submission, the Authority is required to prepare legally binding agreements ("LBAs") which the Authority proposes to enter into with "representatives of the homeless" (as such term is defined in 24 C.F.R. 586.5) for the purpose of implementing homeless programs which will fill gaps in the existing continuum of care.

Based on the foregoing and as set forth below, we are of the opinion that:

1. The Authority has the full power and authority under the Act to enter into the LBA by and between the Authority and Affordable Housing Alliance, as representative of the homeless (the “Affordable Housing Alliance, LBA”)

2. The Authority has duly adopted and approved the Affordable Housing Alliance, LBA and, when executed and delivered, the Affordable Housing Alliance, LBA will constitute a legal, valid and binding obligation of the Authority enforceable against it in accordance with its terms, subject to (i) bankruptcy, insolvency, reorganization, receivership, moratorium, fraudulent conveyance, and other similar federal laws of the United States and of the State of New Jersey affecting the rights and remedies of creditors generally, and (ii) general principles of equity (including without limitation the availability of specific performance or injunctive relief or the application of concepts of materiality, reasonableness, good faith and fair dealing), regardless of whether considered in a proceeding at law or in equity.

The opinions expressed herein are limited to and based upon the laws and judicial decisions of the State of New Jersey and the federal laws and judicial decisions of the United States of America. This opinion is being provided to satisfy the requirements of 24 C.F.R. 586.30(b)(3)(i).

The opinions expressed herein are strictly limited to the matters stated herein, and without limiting the foregoing, no other opinions are to be implied. This opinion is issued as of the date hereof, and we assume no obligation to update, review or supplement this opinion to reflect any facts or circumstances that may come to our attention after the date of this opinion, or any changes in the law or interpretations thereof that may occur after the date of this opinion, or for any reason whatsoever.

This opinion is given as of the date of delivery hereof and no opinion is expressed as to any matter not explicitly set forth herein. This opinion may not be relied upon by any person other than the addressees hereof.

Very truly yours,

MCMANIMON & SCOTLAND, LLC.

By: ____________________________
Wanda Chin Monahan, Partner
Exhibit B
Homeless Provider and Cooperating Providers Letters of Agreement
August 11, 2008

Mr. Frank C. Cosentino
Executive Director
Fort Monmouth Economic Revitalization Planning Authority
2-12 Corbett Way
Suite C
Eatontown, NJ 07724

RE: Legally Binding Agreement for Homeless Service Provider Services

Dear Mr. Cosentino:

I, Donna M. Blaze, CEO of the Affordable Housing Alliance, acknowledge that I have read the Legally Binding Agreement dated August 27, 2008, to which this Letter Agreement is an Exhibit, and on behalf of the Affordable Housing Alliance, I hereby certify that the Affordable Housing Alliance agrees to the terms of the Legally Binding Agreement between the Affordable Housing Alliance and the Fort Monmouth Economic Revitalization Planning Authority dated August 27, 2008.

Sincerely,

Donna M. Blaze, CEO
The Center in Asbury Park, Inc.
806 Third Avenue, Asbury Park, N.J. 07712
732-774-3418 • Fax 732-775-5001 • www.thecenterinap.com

August 5, 2008

Mr. Frank C. Cosentino
Executive Director
Fort Monmouth Economic Revitalization Planning Authority
2-12 Corbett Way
Suite C
Eatontown, NJ 07724

RE: Legally Binding Agreement for Homeless Service Provider Services

Dear Mr. Cosentino:

I, Rev. Robert F. Kaeding, Executive Director, The Center in Asbury Park, acknowledge that I have read the Legally Binding Agreement dated August 17, 2008, to which this Letter Agreement is an Exhibit, and on behalf of The Center in Asbury Park, I hereby certify that The Center in Asbury Park agrees to the terms of the Legally Binding Agreement between The Center in Asbury Park and the Fort Monmouth Economic Revitalization Planning Authority dated August 27, 2008.

Sincerely,

[Signature]

Rev. Robert F. Kaeding

C: file
August 20, 2008

Mr. Frank C. Cosentino
Executive Director
Fort Monmouth Economic Revitalization Planning Authority
2-12 Corbett Way
Suite C
Eaontown, NJ 07724

RE: Legally Binding Agreement for Homeless Service Provider Services

Dear Mr. Cosentino:

I, Brian Fitzgerald, Chief Executive Officer of Easter Seals New Jersey, acknowledge that I have read the proposed Legally Binding Agreement dated August 27, 2008, to which this Letter Agreement is an Exhibit, and on behalf of Easter Seals New Jersey, I hereby certify that Easter Seals agrees to the terms of the Legally Binding Agreement between Easter Seals New Jersey and the Fort Monmouth Economic Revitalization Planning Authority.

Sincerely,

[Signature]

Brian Fitzgerald
President / CEO
August 7, 2008

Mr. Frank C. Coentino
Executive Director
Fort Monmouth Economic Revitalization Planning Authority
2-12 Corbett Way
Suite C
Eatontown, NJ 07724

RB: Legally Binding Agreement for Homeless Service Provider Services

Dear Mr. Coentino:

I, John Mans, President & CEO, CPC Behavioral Healthcare, acknowledge that I have read the Legally Binding Agreement dated August 27, 2008, to which this Letter Agreement is an Exhibit, and on behalf of CPC Behavioral Healthcare, I hereby certify that CPC Behavioral Healthcare agrees to the terms of the Legally Binding Agreement between CPC Behavioral Healthcare and the Fort Monmouth Economic Revitalization Planning Authority dated August 27, 2008.

Sincerely,

John Mans
President & CEO
August 27, 2008

Mr. Frank C. Coentino
Executive Director
Fort Monmouth Economic Revitalization Planning Authority
2-12 Corbett Way
Suite C
Battontown, NJ 07724

RE: Legally Binding Agreement for Homeless Service Provider Services

Dear Mr. Coentino:

I, Steve Heilman, Executive Director of HABcore, acknowledge that I have read the Legally Binding Agreement dated August 27, 2008, to which this Letter Agreement is an Exhibit, and on behalf of HABcore, I hereby certify that HABcore agrees to the terms of the Legally Binding Agreement between HABcore and the Fort Monmouth Economic Revitalization Planning Authority dated August 27, 2008.

Sincerely,

Steve Heilman
Executive Director

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HABcore, Inc., a not-for-profit corporation serving Monmouth County and adjacent counties in New Jersey, is devoted to providing permanent and transitional supportive housing in a family setting to low-income persons who are homeless, disabled or unable to care for themselves, while affording them lives of dignity and meaning.
August 28th 2008

Mr. Frank C. Cosentino
Executive Director
Fort Monmouth Economic Revitalization Planning Authority
2-12 Corbett Way
Suite C
Eatontown, NJ 07724

RE: Legally Binding Agreement for Homeless Service Provider Services

Dear Mr. Cosentino:

I, Margaret Bucci, VP of Housing, for Lutheran Social Ministries of New Jersey, acknowledge that I have read the Legally Binding Agreement dated August 27, 2008, to which this Letter Agreement is an Exhibit, and on behalf of Lutheran Social Ministries of New Jersey, I hereby certify that the Lutheran Social Ministries of New Jersey agrees to the terms of the Legally Binding Agreement between the Lutheran Social Ministries of New Jersey and the Fort Monmouth Economic Revitalization Planning Authority dated August 27, 2008.

Sincerely,

[Signature]

Margaret Bucci
Vice President of Housing & Community Services

An Affiliated Agency of
The Lutheran Church-Missouri Synod
and
The Evangelical Lutheran Church in America
August 27, 2008

Mr. Frank C. Contessino
Executive Director
Fort Monmouth Economic Revitalization Planning Authority
2-12 Corbett Way
Suite C
Eatontown, NJ 07724

RE: Legally Binding Agreement for Homeless Service Provider Services

Dear Mr. Contessino:

I, Anna Diaz White, Executive Director, 180, Turning Lives Around, Inc. acknowledge
that I have read the Affordable Housing Alliance Legally Binding Agreement dated
August 27, 2008, to which this Letter Agreement is an Exhibit, and on behalf of 180,
Turning Lives Around, Inc. I hereby certify that 180, Turning Lives Around, Inc. agrees
to the terms of the Legally Binding Agreement between the Affordable Housing Alliance
and the Fort Monmouth Economic Revitalization Planning Authority dated August 27,
2008.

Sincerely,

[Signature]
Anna Diaz White, Executive Director
August 27, 2008

Mr. Frank Cerrone, Executive Director
Fort Monmouth Economic Revitalization Planning Authority
2-12 Garrett Way, Suite C
Eakinston, NJ 07714

Re: Legally Binding Agreement for Homeless Service Provider Services

Dear Mr. Cerrone,

I, Tara Stella, Executive Director of Family Promise of Monmouth County, acknowledge that I have read the Affordable Housing Alliance Legal Binding Agreement dated August 27, 2008, to which this letter is an addendum, and on behalf of Family Promise of Monmouth County, I hereby certify that Family Promise of Monmouth County agrees to the terms of the Legal Binding Agreement between the Affordable Housing Alliance and the Fort Monmouth Economic Revitalization Planning Authority dated August 27, 2008.

Sincerely,

[Signature]

Tara L. Stella, MSW
Executive Director

Building community, strengthening lives.
Exhibit C
Deed Form
[NOTE: FORM OF DEED SUBJECT TO REVISION AND MODIFICATION AT TIME OF CONVEYANCE]

Prepared by and
Record and Return to:

QUITCLAIM DEED

THIS QUITCLAIM DEED, is made the ____ day of __________, 200____, by [NAME OF LOCAL REDEVELOPMENT AUTHORITY OR DESIGNATED STATE AGENCY], [an instrumentality and agency of the State of New Jersey, acting in its capacity as the Local Redevelopment Authority, as recognized by the Secretary of Defense, for purposes of the redevelopment of Fort Monmouth under the Defense Base Closure and Realignment Act of 1990, Pub. L. 101-510, 10 U.S.C. Sec. 2687 and the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, Pub. L. 103-421][an instrumentality of the State of New Jersey, authorized pursuant to P.L. 2006, c. 16, as amended by P.L. 2008, c. 28, to assume responsibility for the homeless assistance submission under Defense Base Closure and Realignment Act of 1990, Pub. L. 101-510, 10 U.S.C. Sec. 2687 and to comply with and implement the requirements of 32 C.F.R. 176.30 and 24 C.F.R. 586.30 (together with its successors and assigns, "Grantor"), in favor of ________________________, a non-profit corporation organized pursuant to the laws of the State of New Jersey for the purpose of providing services to homeless persons (together with its successors and assigns, "Grantee" or "Homeless Provider").

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below (the "Property") to the Grantee. This transfer is made for the sum of ONE and 00/100 ($1.00) DOLLAR. The Grantor acknowledges receipt of this money. Grantor hereby DEMISES, RELEASES, AND FOREVER QUITCLAIMS to Grantee, all the right, title, interest and claim to the following described parcel of land, and improvements and appurtenances thereto in the Borough of ______________, County of Monmouth, State of New Jersey.

Description of Property. The Property consists of the land and all the buildings, structures or improvements on the land described as follows:

[INSERT M&B DESCRIPTION, BLOCK AND LOT NUMBER(S) OF PROPERTY BEING CONVEYED; OR INCLUDE PROPERTY DESCRIPTION AS EXHIBIT A]
The Property is being conveyed to Grantee subject to a "Legally Binding Agreement" dated as of _________________, 200__, between the Grantor, [the Fort Monmouth Economic Revitalization Authority ("FMERPA")][NAME OF DESIGNATED STATE AGENCY] and Grantee, in its capacity as Homeless Provider (the "LBA", a true copy of which is annexed hereto as Exhibit B and made a part hereof), as part of FMERPA's "Homeless Assistance Submission" for the redevelopment of Fort Monmouth pursuant to 32 C.F.R. 176. The LBA by its terms is intended to survive the delivery of this Deed. Grantee herein agrees to accept the Property subject to the use restrictions and requirements set forth in the LBA and the possibility of reversion set forth below, and to utilize the Property only for the purposes set forth herein and in the LBA. If, at any time following the delivery of this Quitclaim Deed to Grantee (i) all or substantially all of the "Designated Homeless Service Facilities" (as defined in the LBA) so conveyed are abandoned, or are not being used to service "Homeless Persons" (as that term is defined by 32 C.F.R. 176.5) and to provide the "Homeless Support Services" (as that term is defined in the LBA); or (ii) Grantee fails to initiate and diligently prosecute the delivery of the Homeless Support Services in a timely manner and in accordance with provisions of the LBA; or (iii) Grantee is not delivering the Homeless Support Services in accordance with the requirements as approved by FMERPA and [DESIGNATED STATE AGENCY]; or (iv) Grantee fails to comply with any provisions of the LBA; or (v) Grantee is dissolved or otherwise ceases to function (each of (i) through (v), a "Default"), then Grantor shall provide the Grantee written notice of such Default(s) and of Grantor's intent to re-enter the Property in the event Grantee fails to cure such Default or Defaults within the cure period as set forth in Section Three of the LBA. In the event such Default or Defaults are not cured within the applicable cure period, Grantor may re-enter the Property and the interest in the Property conveyed hereby thereupon shall revert to [FMERPA][DESIGNATED STATE AGENCY] and title to all improvements thereon shall vest in [FMERPA][DESIGNATED STATE AGENCY].

Notice, Warranty, and Reservation of Access Pursuant to CERCLA §§ 120 (h) (3) and 120 (h) (4).

a. Pursuant to Section 120(h)(3) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 as amended, (hereafter "CERCLA"), 42 U.S.C. § 9620(h)(3), notice is hereby provided that information regarding hazardous substances stored for one year or more, known to have been released, or disposed of on the property herein, together with a description of the remedial action taken, if any, is provided in the Finding of Suitability to Transfer, dated _________________, (hereinafter "FOST"), to the extent such information is available on the basis of a complete search of United States Army files.
i. The Grantor hereby warrants that all remedial action necessary to protect human health and the environment with respect to any hazardous substance remaining on the property herein conveyed has been taken prior to the date of this conveyance.

ii. The Grantor hereby warrants that any remedial action found to be necessary after the date of this conveyance with respect to any hazardous substance remaining on the property herein conveyed shall be conducted by the United States of America.

iii. The Grantor reserves a right of access to the property herein conveyed for the purpose of conducting any remedial action or corrective action found to be necessary on the property herein conveyed after the date of this conveyance.

b. Pursuant to Section 120(h)(4) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. Section 9620(h)(4) the Grantor has identified certain other portions of the property conveyed herein as real property on which no hazardous substances and no petroleum products or their derivatives are known to have been released or disposed of as more particularly described in the FOST.

i. The Grantor hereby warrants any response action to corrective action found to be necessary after the date of this conveyance as a result of the discovery of hazardous substances or petroleum products or their derivatives existing on the property herein conveyed prior to the date of this conveyance shall be conducted by the United States of America.

ii. The Grantor hereby reserves a right of access to the property herein conveyed for the purpose of conducting any response action or corrective action found to be necessary on the property herein conveyed or adjoining property after the date of this conveyance.

c. These covenants shall not apply to the extent such remedial, response or corrective actions are caused by activities of the Grantee, its successors and/or assigns.

**Type of Deed.** This is called a Quitclaim Deed. The Grantor makes no promises as to ownership or title, but simply transfers whatever interest the Grantor has to the Grantee.

**Signatures.** The Grantor signs as of the date at the top of this page. This Deed is signed and attested to by its proper [FMERPA][DESIGNATED STATE AGENCY] officers.
[FORT MONMOUTH ECONOMIC REVITALIZATION PLANNING AUTHORITY][DESIGNATED STATE AGENCY]

ATTEST:

_____________________________  By:_______________________________
STATE OF NEW JERSEY :  
                  : SS
COUNTY OF :  

On the _____ day of __________________, 200 , before me personally came ______________________, to me known, who, being by me duly sworn, did depose and say that s/he is the ______________________ of the [FORT MONMOUTH ECONOMIC REVITALIZATION PLANNING AUTHORITY][DESIGNATED STATE AGENCY] the entity described in and which executed the above instrument; that such person signed such person's name thereto on behalf of such entity for the uses and purposes therein expressed; and certified that the full and actual consideration paid or to be paid for the transfer of title is ONE and 00/100 ($1.00) DOLLAR.

WITNESS my hand and official seal.  

[SEAL]

______________________________
(Signature)

______________________________
(Print name and title)
EXHIBIT A
PROPERTY DESCRIPTION

EXHIBIT B

"LEGALLY BINDING AGREEMENT"
Exhibit D
New Unit Deed Form
QUITCLAIM DEED

THIS QUITCLAIM DEED, is made the ___ day of _____________, 200__, by [NAME OF LOCAL REDEVELOPMENT AUTHORITY OR DESIGNATED STATE AGENCY], [an instrumentality and agency of the State of New Jersey, acting in its capacity as the Local Redevelopment Authority, as recognized by the Secretary of Defense, for purposes of the redevelopment of Fort Monmouth under the Defense Base Closure and Realignment Act of 1990, Pub. L. 101-510, 10 U.S.C. Sec. 2687 and the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, Pub. L. 103-421][an instrumentality of the State of New Jersey, authorized pursuant to P.L. 2006, c. 16, as amended by P.L. 2008, c. 28, to assume responsibility for the homeless assistance submission under Defense Base Closure and Realignment Act of 1990, Pub. L. 101-510, 10 U.S.C. Sec. 2687 and to comply with and implement the requirements of 32 C.F.R. 176.30 and 24 C.F.R. 586.30 (together with its successors and assigns, "Grantor"), in favor of ______________, a non-profit corporation organized pursuant to the laws of the State of New Jersey for the purpose of providing services homeless persons (together with its successors and assigns, "Grantee" or "Homeless Provider").

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below (the “Property”) to the Grantee. This transfer is made for the sum of ONE and 00/100 ($1.00) DOLLAR. The Grantor acknowledges receipt of this money. Grantor hereby DEMISES, RELEASES, AND FOREVER QUITCLAIMS to Grantee, all the right, title, interest and claim to the following described parcel of land, and improvements and appurtenances thereto in the Borough of ______________, County of Monmouth, State of New Jersey.

Description of Property. The Property consists of the land and all the buildings, structures or improvements on the land described as follows:

[INSERT M&B DESCRIPTION, BLOCK AND LOT NUMBER(S) OF PROPERTY BEING CONVEYED; OR INCLUDE PROPERTY DESCRIPTION AS EXHIBIT A]
The Property is being conveyed to Grantee subject to a "Legally Binding Agreement" dated as of ________________, 200__, between the Grantor, [the Fort Monmouth Economic Revitalization Authority ("FMERPA")][NAME OF DESIGNATED STATE AGENCY] and Grantee, in its capacity as Homeless Provider (the "LBA", a true copy of which is annexed hereto as Exhibit B and made a part hereof), as part of FMERPA's "Homeless Assistance Submission" for the redevelopment of Fort Monmouth pursuant to 32 C.F.R. 176. The LBA by its terms is intended to survive the delivery of this Deed. Grantee herein agrees to accept the Property subject to the use restrictions and requirements set forth in the LBA and the possibility of reverter set forth below, and to utilize the Property only for the purposes set forth herein and in the LBA. If, at any time following the delivery of this Quitclaim Deed to Grantee (i) all or substantially all of the "Designated Homeless Service Facilities" (as defined in the LBA) so conveyed are abandoned, or are not being used to service "Homeless Persons" (as that term is defined by 32 C.F.R. 176.5) and to provide the "Homeless Support Services" (as that term is defined in the LBA); or (ii) Grantee fails to initiate and diligently prosecute the delivery of the Homeless Support Services in a timely manner and in accordance with provisions of the LBA; or (iii) Grantee is not delivering the Homeless Support Services in accordance with the requirements as approved by FMERPA and [DESIGNATED STATE AGENCY]; or (iv) Grantee fails to comply with any provisions of the LBA; or (v) Grantee is dissolved or otherwise ceases to function (each of (i) through (v), a "Default"), then Grantor shall provide the Grantee written notice of such Default(s) and of Grantor's intent to re-enter the Property in the event Grantee fails to cure such Default or Defaults within the cure period as set forth in Section Three of the LBA. In the event such Default or Defaults are not cured within the applicable cure period, Grantor may re-enter the Property and the interest in the Property conveyed hereby thereupon shall revert to [FMERPA][DESIGNATED STATE AGENCY] and title to all improvements thereon shall vest in [FMERPA][DESIGNATED STATE AGENCY].

Notice, Warranty, and Reservation of Access Pursuant to CERCLA §§ 120 (h) (3) and 120 (h) (4).

a. Pursuant to Section 120(h)(3) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 as amended, (hereafter "CERCLA"), 42 U.S.C. § 9620(h)(3), notice is hereby provided that information regarding hazardous substances stored for one year or more, known to have been released, or disposed of on the property herein, together with a description of the remedial action taken, if any, is provided in the Finding of Suitability to Transfer, dated ________________, (hereinafter "FOST"), to the extent such information is available on the basis of a complete search of United States Army files.
i. The Grantor hereby warrants that all remedial action necessary to protect human health and the environment with respect to any hazardous substance remaining on the property herein conveyed has been taken prior to the date of this conveyance.

ii. The Grantor hereby warrants that any remedial action found to be necessary after the date of this conveyance with respect to any hazardous substance remaining on the property herein conveyed shall be conducted by the United States of America.

iii. The Grantor reserves a right of access to the property herein conveyed for the purpose of conducting any remedial action or corrective action found to be necessary on the property herein conveyed after the date of this conveyance.

b. Pursuant to Section 120(h)(4) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. Section 9620(h)(4) the Grantor has identified certain other portions of the property conveyed herein as real property on which no hazardous substances and no petroleum products or their derivatives are known to have been released or disposed of as more particularly described in the FOST.

i. The Grantor hereby warrants any response action to corrective action found to be necessary after the date of this conveyance as a result of the discovery of hazardous substances or petroleum products or their derivatives existing on the property herein conveyed prior to the date of this conveyance shall be conducted by the United States of America.

ii. The Grantor hereby reserves a right of access to the property herein conveyed for the purpose of conducting any response action or corrective action found to be necessary on the property herein conveyed or adjoining property after the date of this conveyance.

c. These covenants shall not apply to the extent such remedial, response or corrective actions are caused by activities of the Grantee, its successors and/or assigns.

Type of Deed. This is called a Quitclaim Deed. The Grantor makes no promises as to ownership or title, but simply transfers whatever interest the Grantor has to the Grantee.

Signatures. The Grantor signs as of the date at the top of this page. This Deed is signed and attested to by its proper [FMERPA][DESIGNATED STATE AGENCY] officers.
[FORT MONMOUTH ECONOMIC REVITALIZATION PLANNING AUTHORITY][DESIGNATED STATE AGENCY]

ATTEST:__________________________

By:______________________________
STATE OF NEW JERSEY:
COUNTY OF:

On the _____ day of ________________, 200_, before me personally came _____________________, to me known, who, being by me duly sworn, did depose and say that s/he is the ___________________ of the [FORT MONMOUTH ECONOMIC REVITALIZATION PLANNING AUTHORITY][DESIGNATED STATE AGENCY] the entity described in and which executed the above instrument; that such person signed such person's name thereto on behalf of such entity for the uses and purposes therein expressed; and certified that the full and actual consideration paid or to be paid for the transfer of title is ONE and 00/100 ($1.00) DOLLAR.

WITNESS my hand and official seal. [SEAL]

(Signature)

(Print name and title)
EXHIBIT A

PROPERTY DESCRIPTION

EXHIBIT B

"LEGALLY BINDING AGREEMENT"
Exhibit E

List of NOI Submission Dates
LIST OF NOI SUBMISSION DATES

<table>
<thead>
<tr>
<th>Provider</th>
<th>Date of NOI Submission</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable Housing Alliance</td>
<td>March 8, 2007</td>
</tr>
<tr>
<td>The Center of Asbury Park, Inc.</td>
<td>March 8, 2007</td>
</tr>
<tr>
<td>CPC Behavioral Healthcare</td>
<td>March 2, 2007</td>
</tr>
<tr>
<td>HABcore</td>
<td>March 8, 2007</td>
</tr>
<tr>
<td>Lutheran Social Ministries of New Jersey</td>
<td>March 8, 2007</td>
</tr>
<tr>
<td>180, Turning Lives Around, Inc.</td>
<td>March 5, 2007</td>
</tr>
<tr>
<td>Family Promise of Monmouth County</td>
<td>March 7, 2007</td>
</tr>
<tr>
<td>Easter Seals New Jersey</td>
<td>March 8, 2007</td>
</tr>
</tbody>
</table>
Exhibit b17

180, Turning Lives Around, Inc.
Legally Binding Agreement
This Legally Binding Agreement (the “Agreement”) is entered into as of the 27th day of August, 2008, by and between the Fort Monmouth Economic Revitalization Planning Authority (the “FMERPA”), established pursuant to the laws of the State of New Jersey (the “State”), particularly P.L. 2006, c. 16, as amended by P.L. 2008, c. 28 (the “FMERPA Act”), acting in its capacity as the Local Redevelopment Authority, as recognized by the Secretary of Defense, for purposes of the redevelopment of the Fort Monmouth under the Defense Base Closure and Realignment Act of 1990, Pub. L. 101-510, 10 U.S.C. Sec. 2687 and the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, Pub.L. 103-421 (collectively, the “Enabling Acts”), and 180 Turning Lives Around, Inc. (“Homeless Provider”). The FMERPA and the Homeless Provider may be collectively referred to herein as the "Parties", and individually referred to as a "Party".

WITNESSETH:

WHEREAS, effective on November 9, 2005, the Base Closure and Realignment Commission voted to close Fort Monmouth;

WHEREAS, on May 17, 2006, the FMERPA was recognized by the Office of Economic Adjustment of the Department of Defense ("DOD") as the local redevelopment authority ("LRA") for Fort Monmouth;

WHEREAS, pursuant to the requirements of the Enabling Acts, the "communities in the vicinity" of Fort Monmouth have been defined as the Boroughs of Eatontown, Oceanport and Tinton Falls, County of Monmouth, New Jersey;

WHEREAS, the FMERPA published a Notice of Surplus Federal Property to state and local governments, homeless service providers and other interested parties in The Asbury Park Press on September 9, 2006;

WHEREAS, between September 9, 2006 and March 8, 2007, the FMFRPA received Notices of Interest (each, an “NOI”) from 14 homeless service providers, indicating their desire to establish programs to provide assistance and services to homeless persons and families from the communities in the vicinity of Fort Monmouth;

WHEREAS, the FMERPA determined that the NOI received from 180 Turning Lives Around, Inc. dated March 5, 2007 complied with the requirements of the Enabling Acts, the regulations governing the closure and reuse planning for Fort Monmouth and the provisions dealing with notices of
interest by homeless service providers, as more particularly described at 32 C.F.R. Part 176;

WHEREAS, the FMERPA, in its capacity as the LRA for Fort Monmouth, approved a reuse and redevelopment plan for Fort Monmouth on August 27, 2008 ("Redevelopment Plan");

WHEREAS, the Homeless Provider is a New Jersey non-profit corporation that was organized to end homelessness in the vicinity of Fort Monmouth by providing, in collaboration with others, shelter, housing and services to homeless persons and families; and

WHEREAS, this Agreement is submitted as a "legally binding agreement" pursuant to 32 C.F.R. Part 176.30 (b) (3), and is a component of the homeless assistance submission ("Homeless Assistance Submission") of the FMERPA for the redevelopment of Fort Monmouth, as required by the Enabling Acts, and as more specifically required by 32 C.F.R. Part 176.

TERMS AND CONDITIONS

Section One: The terms and conditions contained herein are, upon execution by the authorized representatives of the Parties, intended to be binding on the parties hereto, except as otherwise stated herein, and with the express understanding that the implementation of the terms hereof are subject to the completion of the following federal actions: (i) the United States Department of Housing and Urban Development ("HUD") must review and make a determination as to whether the Homeless Assistance Submission and Redevelopment Plan are in compliance with the provisions of the Enabling Acts and applicable federal regulations, and (ii) DOD, acting by and through the Department of the Army ("Army"), is responsible for completion of environmental review pursuant to the National Environmental Protection Act ("NEPA"), for the issuance of a Record of Decision or other decision document ("NEPA Decision Document"), for completion of the environmental cleanup of Fort Monmouth under applicable provisions of federal law, and for conveyance of fee title to the real property comprising portions of Fort Monmouth, consistent with the approved Redevelopment Plan, the Enabling Acts and the terms of this Agreement.

Section Two: The Homeless Provider shall construct a residential emergency shelter facility capable of housing a maximum of fifty (50) women and their children, and the facility shall include a communal kitchen and dining room, adequate off-street parking space for counselors and staff and outdoor playground space. These facilities shall constitute the "Designated Homeless Service Facilities". The Homeless Provider agrees that the Designated Homeless Service Facilities shall be located in Monmouth County, New Jersey, but not on Fort Monmouth, and will be constructed in accordance with (i) applicable local, State and federal law, regulations and
codes, and (ii) plans and specifications prescribed by the FMERPA. The Homeless Provider shall own and operate the Designated Homeless Service Facilities. The FMERPA and the Homeless Provider have agreed that the Homeless Provider will provide support services to homeless persons and families residing in the Designated Homeless Service Facilities, which will include the following eligible services:

The residential services program operated by the Homeless Provider offers emergency shelter and protection for women and children who are fleeing domestic violence and are homeless. Residents of the Designated Homeless Service Facilities will actively participate in a comprehensive program that includes domestic violence education and counseling, parenting skills, family counseling and group sessions, recreational activities, art and play therapy for children, advocacy and referrals. Shelter residents are also provided with transportation, food, clothing, personal supplies, emergency needs, assistance with restraining orders and other court advocacy needs.

These support services shall constitute, subject to the reservations stated herein, the "Homeless Support Services". The Homeless Provider covenants and agrees that the Designated Homeless Service Facilities and the Homeless Support Services will exclusively serve homeless persons ("Homeless Persons") who meet the definition of "homeless persons" as set forth in the McKinney-Vento Act (42 U.S.C. Sec. 11301 et seq.).

Section Three: As agreed by the Army and the FMERPA as more particularly provided in Section Four below, each initial recipient of surplus federal property from the Army at Fort Monmouth, including recipients of parcels through public benefit conveyances ("PBC Recipients"), recipients of parcels through public sale ("Public Sale Recipients"), recipients of parcels through negotiated sales ("Negotiated Sale Recipients") and recipients of parcels through economic development conveyances ("EDC Recipients"), will, at transfer, pay a proportional share of four million five hundred thousand dollars ($4,500,000) ("Conveyance Proceeds"). The proportional share of the Conveyance Proceeds paid by each of the above-referenced property recipients will be determined by the Army and the FMERPA pursuant to a formula ("Payment Formula") based on the per-acre value of the parcel received by each such recipient, as established by an appraisal ("Appraisal") of the fair market value of the federal surplus property at Fort Monmouth, or based on such other factors as the Army and the FMERPA may determine appropriate by mutual agreement.

Section Four: Upon approval by HUD of the Homeless Assistance Submission and Redevelopment Plan, completion by the Army of the NEPA Decision Document, the issuance by the Army of a Finding of Suitability for Transfer ("FOST") or Finding of Suitability for Early Transfer ("FOSET"), as applicable, completion of all other actions under the Enabling Acts and
applicable federal regulations necessary for the Army's conveyance of federal surplus property at Fort Monmouth and the Army's sale or exchange of all or portion of the federal surplus property at Fort Monmouth to PBC Recipients, Public Sale Recipients, Negotiated Sale Recipients, EDC Recipients, or to other parties, as the case may be, all consistent with the approved Redevelopment Plan and the terms of this Agreement, as agreed by the Army, the Army will cause the transfer of the Conveyance Proceeds, or applicable portions thereof, to the FMERPA. Upon receipt of Conveyance Proceeds, the FMERPA will transfer the Conveyance Proceeds, as received, into a separate account established by the FMERPA (the "Homeless Trust") for periodic disbursements by the FMERPA to the Homeless Provider, pursuant to a schedule and terms agreed to by the Parties. The date of the initial transfer of Conveyance Proceeds into the Homeless Trust shall be the "Trust Transfer Date". Disbursements to the Homeless Provider from the Homeless Trust will be used exclusively by the Homeless Provider for reasonable land acquisition, design, legal, administrative and construction costs with respect to the development and construction of the Designated Homeless Service Facilities (collectively the "Allowable Expenditures"). If the Homeless Provider requires funds in excess of the Conveyance Proceeds for the Allowable Expenditures to construct or operate the Designated Homeless Service Facilities, the Homeless Provider shall be solely responsible for such costs. If, (i) the Homeless Provider fails to initiate construction of the Designated Homeless Service Facilities within one hundred and twenty (120) days from the Trust Transfer Date, or fails to diligently prosecute and complete the construction of the Designated Homeless Service Facilities as prescribed by the FMERPA within thirty-six (36) months from the Trust Transfer Date, or (ii) all or substantially all of the Designated Homeless Service Facilities are abandoned, or not being used to service Homeless Persons and to provide the Homeless Support Services, (iii) the Homeless Provider fails to initiate and diligently prosecute the delivery of the Homeless Support Services in a timely manner and in accordance with provisions of this Agreement, (iv) the Homeless Provider is not delivering the Homeless Support Services in accordance with the requirements as approved by the FMERPA, (v) the Homeless Provider fails to comply with any provision hereof, or (vi) the Homeless Provider is dissolved or otherwise ceases to function, the FMERPA shall provide the Homeless Provider written notice of such occurrence. If the Homeless Provider fails to cure or initiate a cure of the noticed deficiency within thirty (30) days of the receipt of said notice, the balance of the Homeless Trust may be retained by FMERPA and utilized pursuant to the provisions of Section Seven.

Section Five: The Homeless Provider shall (i) develop and construct the Homeless Service Facilities, and (ii) deliver the Homeless Support Services. The Homeless Provider may not change the scope of the services to be provided to the Homeless Persons hereunder without the express written consent of the FMERPA, whose consent shall not be unreasonably
withheld or delayed if the proposed changes continue to comply with the provisions of 32 C.F.R. Part 176 and the implementation intent and requirements of the Redevelopment Plan.

**Section Six:** The Homeless Provider shall be responsible for all costs and expenses associated with the operation and maintenance of the Designated Homeless Service Facilities and for the delivery of the Homeless Support Services from and after the Trust Transfer Date. The Homeless Provider shall have a period of thirty-six (36) months from Trust Transfer Date to complete the construction of the Designated Homeless Service Facilities and to begin the delivery of the Homeless Support Services. Should the Homeless Provider fail to complete the construction of the Designated Homeless Service Facilities or begin delivering the Homeless Support Services within the time specified herein, the balance of the Conveyance Proceeds in the Homeless Trust may be retained by the FMERPA pursuant to the provisions of Section Four.

**Section Seven:** If the FMERPA exercises its rights to retain the balance of the Conveyance Proceeds in the Homeless Trust pursuant to Section Four, or if the Agreement is terminated pursuant to the provisions of Section Eleven, the FMERPA shall, take appropriate steps to facilitate the use of such balance by other homeless provider representatives to provide Homeless Support Services as described in Section Two at an alternate location within Monmouth County. The term "appropriate steps" shall mean providing reasonable public notice of at least ninety (90) days to homeless providers in the vicinity of Fort Monmouth of the types of programs that may qualify as Homeless Support Services, and negotiating in good faith with homeless providers that respond to said notice. If the FMERPA is unable to reach agreement with a successor homeless provider or providers following good faith negotiations, the FMERPA shall have no further obligations hereunder; provided that the balance of the Conveyance Proceeds are utilized to support the redevelopment of Fort Monmouth.

**Section Eight:** All of the rights and obligations of the FMERPA herein shall also be enjoyed by the state agency designated by the Governor of the State of New Jersey ("Designated State Agency") pursuant to the Act on the date of such designation. All references to the FMERPA herein shall also include reference to the Designated State Agency. The rights and obligations of the Designated State Agency hereunder may be transferred to any entity that is approved by the DOD as the Local Redevelopment Authority for Fort Monmouth pursuant to the provisions of the Enabling Acts.

**Section Nine:** The rights and obligations of the Homeless Provider hereunder may not be transferred or assigned without the prior written consent of the FMERPA.
Section Ten: The terms of this Agreement shall be governed by the laws of the State of New Jersey and federal law, as applicable.

Section Eleven: This Agreement may be amended or terminated by the FMERPA and the Homeless Provider at any time by written agreement executed by the FMERPA and the Homeless Provider. This Agreement may be terminated by the FMERPA without cost, liability or recourse prior to the disbursement of Conveyance Proceeds from the Homeless Trust if (i) the Homeless Provider is dissolved or otherwise ceases to function, or (ii) the Homeless Provider does not accept the initial disbursement from the Homeless Trust. Unless otherwise terminated or extended pursuant to the provisions hereof, this Agreement shall terminate without recourse to either Party on January 1, 2036.

Section Twelve: This Agreement supercedes all agreements and understandings between the Parties, written or oral. No claim of waiver, modification, consent or acquiescence with respect to any terms hereof shall be made against a Party by the other Party, except on the basis of a written instrument executed by the Parties.

Section Thirteen: All notices hereunder shall be in writing and shall be deemed to have been sent if personally delivered, sent by fax with proof of transmission or sent by certified mail, return receipt requested and postage paid, addressed to:

Fort Monmouth Economic Revitalization Planning Authority
2-12 Corbett Way
Englishtown, New Jersey 07724
Attention: Executive Director

New Jersey Housing and Mortgage Finance Agency
637 South Clinton Avenue
P.O. Box 18550
Trenton, New Jersey 08650
Attention: Executive Director

180, Turning Lives Around, Inc.
1 Bethany Road
Building 3, Suite 42
Hazlet, New Jersey 07730
Attention: Executive Director
Section Fourteen: This Agreement may be executed in any number of counterparts, each of which, when so executed and delivered, shall be an original; but such counterparts shall together constitute but one and the same instrument.

IN WITNESS WHEREOF, and intending to be legally bound hereby, each of the undersigned parties has executed or caused this Agreement to be executed as of the date first above written.

FORT MONMOUTH ECONOMIC REVITALIZATION PLANNING AUTHORITY
By: ______________________
Name: Frank Cosentino
Title: Executive Director

NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY
By: ______________________
Name: Marge Della Vecchia
Title: Executive Director

180, TURNING LIVES AROUND, INC.
By: ______________________
Name: Anna Diaz-White
Title: Executive Director
Exhibit A
FMERPA Legal Opinion
September 3, 2008

Fort Monmouth Economic Revitalization Planning Authority
2-12 Corbett Way
Eatontown, New Jersey 07724

Assistant Secretary for Community Planning and Development
U. S. Department of Housing and Urban Development
Attn: BRAC Coordinator
451 7th Street SW, Room 7266
Washington, DC 20410

RE: Fort Monmouth Economic Revitalization Planning Authority
Legally Binding Agreement for Homeless Provider Services
Fort Monmouth, Monmouth County, New Jersey

Ladies and Gentlemen:

We have served as Special Base Relocation and Closure Counsel to the Fort Monmouth Economic Revitalization Planning Authority (the “Authority”), on issues involving the Defense Base Closure and Realignment Act of 1990, as amended (Pub. L. 101-150, as amended, 10 U.S.C. 2687 et seq.) and the Base Closure Community Redevelopment and Homeless Assistance Act of 1994 (Pub. L. 103-421, as amended, 10 U.S.C. 2687 note) (collectively, the “BRAC Acts”) and the Fort Monmouth Economic Revitalization Planning Authority Act (L. 2006, c. 16, as amended, N.J.S.A. 52:271-1 et seq.) (the “Act”) related to the closure, redevelopment and reuse of Fort Monmouth (as such term is defined in the Act), a federally owned and operated military installation located in the host communities of the Boroughs of Eatontown, Oceanport and Tinton Falls, Monmouth County, New Jersey.

Pursuant to the BRAC Acts and the Act, the Authority has prepared the local redevelopment authority application (the “LRA Application”) dated September 3, 2008 which consists of (1) the “Fort Monmouth Reuse and Redevelopment Plan, Final Plan” dated August 22, 2008; and (2) the “Homeless Assistance Submission” dated September 3, 2008.

In accordance with the provisions of the BRAC Acts, the Authority is required to submit the LRA Application to the United States Department of Defense (“DoD”) and the United States Department of Housing and Urban Development (“HUD”) on or before September 8, 2008.
In accordance with the provisions of the BRAC Acts and the Act, as part of the Homeless Assistance Submission, the Authority is required to prepare legally binding agreements ("LBAs") which the Authority proposes to enter into with "representatives of the homeless" (as such term is defined in 24 C.F.R. 586.5) for the purpose of implementing homeless programs which will fill gaps in the existing continuum of care.

Based on the foregoing and as set forth below, we are of the opinion that:

1. The Authority has the full power and authority under the Act to enter into the LBA by and between the Authority and 180 Turning Lives Around, Inc., as representative of the homeless (the "180 Turning Lives Around, Inc., LBA")

2. The Authority has duly adopted and approved the 180 Turning Lives Around, Inc., LBA and, when executed and delivered, the 180 Turning Lives Around, Inc., LBA will constitute a legal, valid and binding obligation of the Authority enforceable against it in accordance with its terms, subject to (i) bankruptcy, insolvency, reorganization, receivership, moratorium, fraudulent conveyance, and other similar federal laws of the United States and of the State of New Jersey affecting the rights and remedies of creditors generally, and (ii) general principles of equity (including without limitation the availability of specific performance or injunctive relief or the application of concepts of materiality, reasonableness, good faith and fair dealing), regardless of whether considered in a proceeding at law or in equity.

The opinions expressed herein are limited to and based upon the laws and judicial decisions of the State of New Jersey and the federal laws and judicial decisions of the United States of America. This opinion is being provided to satisfy the requirements of 24 C.F.R. 586.30(b)(3)(i).

The opinions expressed herein are strictly limited to the matters stated herein, and without limiting the foregoing, no other opinions are to be implied. This opinion is issued as of the date hereof, and we assume no obligation to update, review or supplement this opinion to reflect any facts or circumstances that may come to our attention after the date of this opinion, or any changes in the law or interpretations thereof that may occur after the date of this opinion, or for any reason whatsoever.

This opinion is given as of the date of delivery hereof and no opinion is expressed as to any matter not explicitly set forth herein. This opinion may not be relied upon by any person other than the addressees hereof.

Very truly yours,

MCMANIMON & SCOTLAND, L.L.C.

By: ____________________________
Wanda Chin Monahan, Partner
Exhibit B
Homeless Provider Letter of Agreement
August 25, 2008

Mr. Frank C. Cosentino
Executive Director
Fort Monmouth Economic Revitalization Planning Authority
2-12 Corbett Way
Suite C
Eatontown, NJ 07724

RE: Legally Binding Agreement for Homeless Service Provider Services

Dear Mr. Cosentino:

I, Anna Diaz-White, Executive Director, 180, Turning Lives Around, acknowledge that I have read the Legally Binding Agreement dated August 27, 2008, to which this Letter Agreement is an Exhibit, and on behalf of 180, Turning Lives Around, I hereby certify that 180, Turning Lives Around agrees to the terms of the Legally Binding Agreement between 180, Turning Lives Around and the Fort Monmouth Economic Revitalization Planning Authority dated August 27, 2008.

Sincerely,

Anna Diaz-White, Executive Director
Exhibit b18

083006-minutes
FORT MONMOUTH ECONOMIC REVITALIZATION PLANNING AUTHORITY

Minutes filed by John G. Donnelly as Acting Secretary on Behalf of the Authority Members of actions taken at the open session of the Fourth Meeting of The Fort Monmouth Economic Revitalization Planning Authority, held at Oceanport Municipal Building, 222 Monmouth Blvd., Oceanport, Eatontown, NJ at 7:00 p.m., Wednesday, August 30, 2006.

Present:
Chairperson and Public Member Dr. Robert Lucky
Vice Chair/Commerce Commission Secretary/CEO Virginia Bauer designee Scott Kisch
Monmouth County Freeholder Lillian Burry
Public Member Laurie Cannon
Oceanport Mayor Lucille Chaump
Public Member Joseph Colfer
Public Member Rosemarie Estephane
Tinton Falls Mayor Peter Maclearie
Eatontown Mayor Gerry Tarantolo
Garrison Commander Col. Ricki Sullivan

The meeting was called to order by Chairperson Robert Lucky. The Open Session was convened at 7:00 p.m. in accordance with the Open Public Meetings Act.

Chairperson Lucky invited comments from the Authority Members. Freeholder Burry requested discussion of the Fort’s clinic at an upcoming meeting, and Mayor Tarantolo requested that Monmouth County Prosecutor Valentin address an upcoming meeting of the Authority on emergency services issues.

The Agenda was then presented for approval, and Public Member Laurie Cannon moved for the approval of the agenda, Freeholder Burry seconded the motion and the agenda was unanimously approved.

The following Agenda items were then presented.

**0608-09: Local Screening Process**
This action is to meet the statutory requirement for a process for the acceptance by the Authority of Notices of Interest (NOI) from homeless providers and from those eligible for public benefit conveyances. Tinton Falls Mayor Maclearie moved the resolution with an amendment to add a paragraph under Now Therefore Be ItResolved stating "2. The NOI may be received from those in the catchment area that is Monmouth County for a period of 180 days from the start of the outreach on September 9, 2006," Freeholder Lillian Burry seconded it and it was unanimously adopted.

**0608-10: Ad-Hoc Committee on Federal Funds Application**
This action is to establish an Ad-Hoc Committee for the purpose of finalizing staff proposals for the specific application to the Department of Defense for federal matching funds. Freeholder Lillian Burry moved the resolution, Public Member Colfer seconded it and it was unanimously adopted.
Chair Lucky noted that Committee meetings of the Authority would be held shortly, and that public participation and membership would be welcome. He then asked for Public Comment at this time, in order that the public would not need to wait until the end of the Executive Session to speak.

Public Comment:
Regarding matters not on the agenda: Mr. Frank Owens of Tinton Falls expressed an interest in assisting the Authority; Mr. Paul Josephson of Holmdel congratulated the Authority on its work to date; Mr. Milton Zisman of Long Branch encouraged the Authority to meet often; Mr. Tom Mahedy of Wall expressed a desire that the fort be turned into open space.

Regarding items on the agenda: Ms. Carolyn Schwebel of Leonardo noted that the homeless are in need of housing; Ms. Sylvia Zisman of Long Branch also noted that housing for the homeless is needed in this area; Mr. Matt Sperling of Tinton Falls felt that federal funds for the Authority is an appropriate funding source; Ms. Jackie Cole of Oceanport asked for consideration of all local residents when considering locations for the homeless.

0608-11: Executive Session
This action is to meet the statutory requirement at Section 7 of the Act to provide for the conduct of business, including consideration of personnel matters in Executive Session consistent with the Open Public Meetings Act. Mayor Chaump moved the resolution, Freeholder Burry seconded it and it was unanimously adopted.

The Authority Members then entered Executive Session at 8:40 p.m.

The Authority Members returned to Open Session upon conclusion of the Executive Session at 9:10 p.m.

Since there were no further comments or business, a motion to adjourn was made by Public Member Laurie Cannon, seconded by Mayor Maclearie and unanimously adopted at 9:10 p.m.
Exhibit b19

NJNN-ad estimate
Exhibit b19: NJNN-ad estimate

New Jersey Newspaper Network
840 Bear Tavern Rd., Suite 305
West Trenton, NJ 08628-1019
Tel: 609-406-0600 / Fax: 609-406-0399

ADVERTISING ESTIMATE
September 7, 2006

Order 26801-06092NN2  Doc # 0

Attn: TERRY BEARDEN
NJ DEPT OF MILITARY AND VETERAN AFFAIRS
101 Eggert Crossing Road
Lawrenceville, NJ 08648

Voice: (609) 530-6893  Fax: (609) 530-7109  Email: terry.bearden@njdmva.state.nj.us

Advertiser: NJ Dept of Military and Veteran Affairs
P.O. Box: FMERPA
Position: LEGAL Advertising
Copy: Provided via email

Dear Terry:

This is a REVISED order updating the actual cost for the Legal ad and to include a 5% NJNN Service Fee for placement of Legal Advertising.

This order is for the ad copy forwarded to NJNN on Tuesday, September 5, 2006 for publication prior to September 9, 2006 in the Asbury Park Press. The ad will publish with the Legal Notices in the Classified section of the newspaper on Saturday, September 9, 2006 exactly as forwarded to NJNN via an email attachment.

**A proof is following with this fax. Please contact me right away if there are any revisions to be made.**

Thanks for allowing NJNN to assist with your newspaper advertising placement.

Please sign below as confirmation for placement.

Thanks!
Sharon Ardelean, ext. 10

Signature: 

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<tr>
<th>Newspaper</th>
<th>Ad Sze</th>
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<th>Run Date</th>
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<tr>
<td>Asbury Park Press (Neptune NJ)</td>
<td>Special</td>
<td>234.72</td>
<td>234.72 FMERPA Legal Ad</td>
<td>09/09/06</td>
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<tr>
<td></td>
<td>Special</td>
<td>25.00</td>
<td>25.00 Affidavit Fee</td>
<td>09/09/06</td>
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NJNN Legal AdSvc Fee

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<th>Total Insertions</th>
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ALL RATES ARE SUBJECT TO CONFIRMATION BY NEWSPAPER AT THE TIME OF PLACEMENT.
STATE OF NEW JERSEY

Availability of Surplus Federal Property in State,
County and Local Eligible Parties

Inclusion of Homeless Service Providers

Fort Monmouth Economic Revitalization Planning
Authority (FMEPRA)

As required by the Base Closure Community Redevelopment and Homeless Assistance Act of 2004,
as amended (the Reauthorization Act) and its implementing regulations, the FMEPRA (the LRA) for the
U.S. Army Fort Monmouth installation is seeking notices of interest (NOIs) for surplus property at the
installation.

State, County and local government, homeless service providers and other qualified interested parties
may submit NOIs no later than

5:00 p.m., Friday, March 9, 2007

A list of surplus property at U.S. Army Fort Monmouth was published by the Department of the Army
in the Federal Register on May 9, 2006. The complete listing can be obtained by calling the LRA
contact person identified below:

Mr. John Glade, Fort Monmouth
Economic Revitalization Planning
Authority, 20 Commerce, Economic
Growth and Tourism Commis
sion, The Mary Rebilin Building,
20 West State Street, P.O. Box
990, Trenton, New Jersey
08625-0990

Phone: 609-777-0848

To register for the BRAC workshop and tour of the
U.S. Army Fort Monmouth property, you must contact Utech Valco, NJ Commerce Economic Growth &
Tourism Commission at 609-292-9897 by 8:00
p.m., Friday, September 29, 2006. Workshop
space and tour are limited, so reservations are not required to submit an
NOI, but are highly encouraged.

The workshop will include an overview of the Base
Realignment and Closure (BRAC) process, NOI
process, information regarding property tour of U.S.
Army Fort Monmouth and any land use constraints
known at the time of the workshop.

NOIs for homeless assistance may be submitted
by any State, County or local government agency or
private nonprofit organization that provides or
proposes to provide services to homeless persons
and/or their families residing in Monmouth County, NJ.

NOIs for homeless assistance must include:

(i) a description of the homeless assistance program
that the homeless provider proposes to carry out (specify
location),
(ii) a description of the need for the program,
(iii) a description of the extent to which the program
is or will be coordinated with other
homeless assistance programs in the community in the
vicinity of the Fort Monmouth installation;
(iv) information about the physical requirements necessary
to carry out the program, including a description of
the buildings and property at Fort Monmouth
that are necessary in order to carry out the program;
(v) a description of the financial plan, the organizational
structure and capacity, prior experience,
and qualifications of the organization to carry out the
program; and (vi) an assessment of the time
required to commence carrying out the program.

Entities interested in obtaining property through
public benefit conveyance (PBC), other than
homeless assistance conveyance, are invited to con-
tact the following Federal agency offices to find out
more about such agency's PBC program and to dis-

cuss with the agency the entity's potential for qualification
for a conveyance of property.

List of Federal Agencies:

Parks and Recreation:

Wendy Omont
National Center for Recreation & Conservation
Federal Lands to Parks Program
U.S. Department of the Interior
National Park Service
1649 C Street, NW
Washington, DC 20240

Telephone: 202-354-815
E-mail: wendy.omont@nps.gov

Education:

Peter Zielczak
Director
Federal Real Property Group
U.S. Department of Education
33 Arch Street, Suite 1140
Boston, MA 02110

Telephone: 617-269-0172
E-Mail: peter.zielczak@ed.gov
Telephone: 301-445-2268
Email: pjb@usdoj.gov
Corrections and Law Enforcement
Janet Quist
Special Projects Manager
Bureau of Justice Assistance
Office of Justice Programs
U.S. Department of Justice
810 7th Street, NW, Room 4413
Washington, DC 20530-3600
Telephone: 202-566-2362
Email: Janet.Quist@usdoj.gov
Self Help Housing
Janet Gelnick
Assistant Deputy-Administrator, Secretary
Office of Multi-Family Housing
Department of Housing and Urban Development
451 7th Street, SW, Room 6110
Washington, DC 20410
Telephone: 202-708-2395
Email: Janet.m.gelnick@hud.gov
Public Airport
Contact the Regional Federal Aviation Administration Point of Contact.
Visit:
www.iaa.gov/airport/offices/hq/headquarters-offices/

Regional offices to identify the appropriate regional office.

Port Facility:
Keith Lashnick
U.S. Department of Transportation
Maritime Administration
400 7th Street, SW, Room 7206
Washington, DC 20590
Telephone: 202-566-4327, ext. 1624
Email: keith.lashnick@marad.dot.gov
Environmental Management:
Bill (Cheri) A. Smith
Program Manager
Excess Federal Real Property Program
Facilities Management and Services Division
Federal Emergency Management Agency
500 C Street, SW, Room 505
Washington, D.C. 20572
Telephone: 202-648-2383
Email: bill.smith1@fema.gov
Historic Monuments:
Contact the National Park Service (Only States May Apply)

Contact the Military Department (Disposal Agency) of the Federal government for additional information (§234.72)
Exhibit b20

County of Monmouth, Dept. of Human Services-Sign-In Sheet

9/12/06
John,

Please see attached to sign-in sheet for our Human Services Advisory Council meeting dated today. I received your letter and note.

Lynn
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Exhibit b21

091506-list (Records of receipt, Returned unclaimed letters)
Exhibit b21: 091506-list (Records of receipt, Returned unclaimed letters)

Adriana Agudelo
Ocean Monmouth Legal Services
Freehold, NJ 07728

William Berry
CPC Behavioral Healthcare
Red Bank, NJ 07701

Terri S. Blair
Long Branch Concordance
Long Branch, NJ 07740

Joseph Bulla
St. Benedict Pantry-Social Ministry Office
Holmdel, NJ 07733

Lorraine Carafa
Village of Loch Arbour Local Ass't
Loch Arbour, NJ 07711

Mel Cohen
Jewish Family & Children's Svs. Of Greater Mth Cty.
Asbury Park, NJ 07712

Kathy Collins
Mornmouth Cares
W. Long Branch, NJ 07764

Madeline Coughlan
Community Health Law Project
Asbury Park, NJ 07712

Anna Diaz-White
180 turning lives around - Transitional Housing Program
Hazel, NJ 07730

Jill Drummond
Western Monmouth Habitat for Humanity
Freehold, NJ 07728

Mary Pat Angelini
Prevention First, Inc.
Ocean, NJ 07712

Georgia Berry
Check-Mate Inc.
Asbury Park, NJ 07712

Phillip A. Brown
United Way of Monmouth County
Farmingdale, NJ 07727

Kathi Callaghan
DYFS Monmouth Area Office
W. Long Branch, NJ 07764

Jean Casano
Hunterdon Help Line 211
Flemington, NJ 08822

Anthony Comerford
New Hope Foundation
Marlboro, NJ 07746

Madeline Cook
Keansburg Housing Authority
Keansburg, NJ 07734

William Davis
Interfaith Hospitality Network
Keansburg, NJ 07734

Annie Hainesworth
CHANT
Neptune, NJ 07753

Carol Eyerman
LOVE Inc.
Red Bank, NJ 07701

Louis Armour
Meals at Noon
Long Branch, NJ 07740

Brookdale Community College
Lincroft, NJ 07738

Jacob Bucher
Collaborative Supt. Program
Freehold, NJ 07728

Jim Cantwell
St. Vincent de Paul of Holy Family Church
Keyport, NJ 07735

Mary Ann Christopher
Visiting Nurse Association of Central Jersey, Inc.
Red Bank, NJ 07701

Peggy Comfort
Monmouth Neighborhood Housing-MANNA House
Cliffwood Beach, NJ 07735

Anne Conklin
Monmouth County Correctional Institution
Freehold, NJ 07728

Cathie Day-Parry
BSNJ - Linkages
Tinton Falls, NJ 07724

Paul Dos Santos
CSP-NJ
Freehold, NJ 07728

Connie Fahim
OCEAN, Inc.
Toms River, NJ 08754

Certified letters

Highlighted: Have Registered
Brian Fitzgerald  
Easter Seals New Jersey  
East Brunswick, NJ 08816

Tyrone Garrett  
Long Branch Housing Authority  
Long Branch, NJ 07740

Deborah-Taylor Greenley  
State of New Jersey - Dept. of  
Human Services  
Trenton, NJ 08625

Mary Harrison  
Red Bank Housing Authority  
Red Bank, NJ 07701

Theresa Hayes  
Child Care Resources of Monmouth  
County  
Neptune, NJ 07754

Thomas F. Hayes  
New Jersey Natural Gas  
Wall, NJ 07719

Steve Huizman  
HABcore, Inc.  
Red Bank, NJ 07701

Sister Carol Ann Henry  
Mercy Center  
Asbury Park, NJ 07712

Eileen Higgins  
Homing Corporation - Spring House  
Eatontown, NJ 07724

Robert Hodnett  
Monmouth Behavioral Health Care  
Red Bank, NJ 07701

Bayshore Community Hospital  
Holmdel, NJ 07733

CentraState Healthcare System  
Freehold, NJ 07728

Meridian Health  
Neptune, NJ 07753

Mary Jensen  
St. Vincent de Paul of St. Michael's  
Church  
West End, NJ 07764

Rev. Robert Kaeding  
The Center in Asbury Park  
Asbury Park, NJ 07712

Major David E. Kelly  
The Salvation Army  
Red Bank, NJ 07701

Laurel King  
Food Bank of Monmouth and Ocean  
Neptune, NJ 07753

Anita Keeley  
Retired  
Brielle, NJ 08730

Paul Kozak  
VetWorks  
Forked River, NJ 08731

Dr. Martin Krupnick  
IEP Youth Services, Inc.  
Freehold, NJ 07728

Pat Labunski  
Epiphany House  
Asbury Park, NJ 07712

Ryan Mackey  
Catholic Charities-Beacon House  
Neptune, NJ 07753

Colleen Maguire  
Mental Health Association of NJ  
Eatontown, NJ 07724

Robin Mama  
Monmouth University  
W. Long Branch, NJ 07764

Joseph Mannora  
Interfaith Neighborhood, Inc.  
Asbury Park, NJ 07712

Patricia McIntyre  
Manalapan Local Assistance  
Manalapan, NJ 07726

Donald McNamara  
N.J. Dept of Military & Veterans Affairs  
Asbury Park, NJ 07712

Sharon Meyers  
Howell Township Welfare  
Howell, NJ 07731

Ernest Miller  
Middletown Housing Authority  
Middletown, NJ 07748

Lynn Miller  
Monmouth County Dept. of Human  
Services  
Freehold, NJ 07728
1. Article Addressed to:

Allison Recca-Ryan  
Corporation for Supportive Housing  
162 West State Street  
Trenton, NJ 08608

2. Article Number:

7005 1620 0005 2224 8449

PS Form 3811, February 2004  
Domestic Return Receipt 105655-02-M-1540

1. Article Addressed to:

Joseph Bulka  
St. Benedict Pantry-Social Ministry Office  
165 Bethany Road  
Holmdel, NJ 07733

2. Article Number:

7005 1620 0005 2230 0203

PS Form 3811, February 2004  
Domestic Return Receipt 105655-02-M-1540

1. Article Addressed to:

Anita Kueckley  
Retired  
605 Locust Road  
Brielle, NJ 08730

2. Article Number:

7005 1620 0005 2226 8794

PS Form 3811, February 2004  
Domestic Return Receipt 105655-02-M-1540
**Complete This Section on Delivery**

**Signature**

**Agent Address**

<table>
<thead>
<tr>
<th>B. Received by (Printed Name)</th>
<th>C. Date of Delivery</th>
</tr>
</thead>
<tbody>
<tr>
<td>Juddi Martinez</td>
<td>9/18/06</td>
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</tbody>
</table>

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<thead>
<tr>
<th>D. Is delivery address different from Item 1?</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>If YES, enter delivery address below:</td>
<td></td>
</tr>
</tbody>
</table>

**Service Type**

- [ ] Certified Mail
- [ ] Express Mail
- [ ] Registered
- [ ] Return Receipt for Merchandise
- [ ] Insured Mail
- [ ] C.O.D.

| 4. Restricted Delivery? (Extra Fee) | Yes |

---

**Complete This Section**

**Article Addressed to:**

1. Article Addressed to:

<table>
<thead>
<tr>
<th>Juddi Martinez</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Fátima Poteate</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Hispanic Affairs &amp; Resource Center</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>913 Sewell Avenue</th>
</tr>
</thead>
</table>

| Asbury Park, NJ 07712 |

---

**Article Number**

1. Article Number:

| 7005 1820 0005 2229 8401 |

**PS Form 3811, February 2004**

**Domestic Return Receipt**

---

**Article Addressed to:**

1. Article Addressed to:

<table>
<thead>
<tr>
<th>Lorraine Carafa</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Village of Loch Arbour Local Assn.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>550 Main Street</th>
</tr>
</thead>
</table>

| Loch Arbour, NJ 07711 |

---

**Article Number**

1. Article Number:

| 7005 1820 0005 2230 0241 |

**PS Form 3811, February 2004**

**Domestic Return Receipt**

---

**Article Addressed to:**

1. Article Addressed to:

<table>
<thead>
<tr>
<th>Mary Ann Christopher</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Visiting Nurse Association of Central Jersey, Inc.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>141 Bodman Place, Suite 401</th>
</tr>
</thead>
</table>

| Red Bank, NJ 07701 |

---

**Article Number**

1. Article Number:

| 7005 1820 0005 2230 0012 |

**PS Form 3811, February 2004**

**Domestic Return Receipt**

---
SEND: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Donna Rose
Monmouth Housing Alliance
59 Broad Street
Eatontown, NJ 07724

COMPLETE THIS SECTION ON DELIVERY

A. Signature

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? [ ] Yes [ ] No
If YES, enter delivery address below:

SEND: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ernest Miller
Middletown Housing Authority
Tomaso Plaza
2 Oakdale Drive
Middletown, NJ 07748

COMPLETE THIS SECTION ON DELIVERY

A. Signature

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? [ ] Yes [ ] No
If YES, enter delivery address below:

SEND: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Joseph Marmora
Interfaith Neighbors, Inc.
810 Fourth Avenue
Asbury Park, NJ 07712

COMPLETE THIS SECTION ON DELIVERY

A. Signature

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? [ ] Yes [ ] No
If YES, enter delivery address below:

SEND: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Joseph Marmora
Interfaith Neighbors, Inc.
810 Fourth Avenue
Asbury Park, NJ 07712

COMPLETE THIS SECTION ON DELIVERY

A. Signature

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? [ ] Yes [ ] No
If YES, enter delivery address below:
<table>
<thead>
<tr>
<th>SENDER: COMPLETE THIS SECTION</th>
<th>COMPLETE THIS SECTION ON DELIVERY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.</td>
<td>A. Signature</td>
</tr>
<tr>
<td>Print your name and address on the reverse so that we can return the card to you.</td>
<td>X</td>
</tr>
<tr>
<td>Attach this card to the back of the mailpiece, or on the front if space permits.</td>
<td>□ Agent</td>
</tr>
</tbody>
</table>

**Article Addressed to:**

Daniel Slocum  
Novadebt  
225 Willowbrook Road  
Freehold, NJ 07728

**Complete this Section on Delivery:**

D. Is delivery address different from Item 1?  □ Yes  
If YES, enter delivery address below:  □ No

<table>
<thead>
<tr>
<th>SENDER: COMPLETE THIS SECTION</th>
<th>COMPLETE THIS SECTION ON DELIVERY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.</td>
<td>A. Signature</td>
</tr>
<tr>
<td>Print your name and address on the reverse so that we can return the card to you.</td>
<td>X</td>
</tr>
<tr>
<td>Attach this card to the back of the mailpiece, or on the front if space permits.</td>
<td>□ Agent</td>
</tr>
</tbody>
</table>

**Article Addressed to:**

Jill Drummond  
Western Monmouth Habitat for Humanity  
PO Box 62  
Freehold, NJ 07728

**Complete this Section on Delivery:**

D. Is delivery address different from Item 1?  □ Yes  
If YES, enter delivery address below:  □ No

<table>
<thead>
<tr>
<th>SENDER: COMPLETE THIS SECTION</th>
<th>COMPLETE THIS SECTION ON DELIVERY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.</td>
<td>A. Signature</td>
</tr>
<tr>
<td>Print your name and address on the reverse so that we can return the card to you.</td>
<td>X</td>
</tr>
<tr>
<td>Attach this card to the back of the mailpiece, or on the front if space permits.</td>
<td>□ Agent</td>
</tr>
</tbody>
</table>

**Article Addressed to:**

Sr. Kathleen O'Halloran, RSM  
Project Paul  
211 Cam Avenue  
Kensington, NJ 07734

**Complete this Section on Delivery:**

D. Is delivery address different from Item 1?  □ Yes  
If YES, enter delivery address below:  □ No
**Sender: Complete This Section**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

   """
   """
   Ginger Mulligan
   Retired
   119 Ambassador Drive
   Red Bank, NJ 07701
   """

**Complete This Section on Delivery**

A. Signature
   - [ ] Agent
   - [x] addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  
   If YES, enter delivery address below:  
   - [ ] Yes
   - [ ] No

2. Article Number

   7005 6820 0005 2229 8326

   PS Form 3811, February 2004
   Domestic Return Receipt

---

**Sender: Complete This Section**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

   """
   """
   Phillip A. Brown
   United Way of Monmouth County
   1415 Wyckoff Road, Suite 1R
   Farmingdale, NJ 07727
   """

**Complete This Section on Delivery**

A. Signature
   - [x] Agent
   - [ ] addresees

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  
   If YES, enter delivery address below:  
   - [ ] Yes
   - [ ] No

2. Article Number

   7005 6820 0005 2222 4394

   PS Form 3811, February 2004
   Domestic Return Receipt

---

**Sender: Complete This Section**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

   """
   """
   Susan Russo
   Little Silver Local Assistance
   480 Prospect Avenue
   Little Silver, NJ 07739
   """

**Complete This Section on Delivery**

A. Signature
   - [ ] Agent
   - [x] addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  
   If YES, enter delivery address below:  
   - [ ] Yes
   - [ ] No

2. Article Number

   7005 6820 0005 2229 8432

   PS Form 3811, February 2004
   Domestic Return Receipt
**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

   Sal Susino
   Canright House
   615 First Avenue
   Asbury Park, NJ 07712

---

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

   X Maria Ursing  □ Agent
   □ Addressess

B. Received by (Printed Name)

   Maria Ursing

C. Date of Delivery

   9/18/00

D. Is delivery address different from item 1? □ Yes
   If YES, enter delivery address below: □ No

---

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

   Pat Labunski
   Epiphany House
   1110 Grand Avenue
   Asbury Park, NJ 07712

---

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

   X Maria Ursing  □ Agent
   □ Addressess

B. Received by (Printed Name)

   Maria Ursing

C. Date of Delivery

   9/18/00

D. Is delivery address different from item 1? □ Yes
   If YES, enter delivery address below: □ No

---

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

   Sister Carol Ann Henry
   Mercy Center
   1106 Main Street
   Asbury Park, NJ 07712

---

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

   X Maria Ursing  □ Agent
   □ Addressess

B. Received by (Printed Name)

   Maria Ursing

C. Date of Delivery

   9/18/00

D. Is delivery address different from item 1? □ Yes
   If YES, enter delivery address below: □ No

---

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

2. Article Number

   (Transfer from service label)

   7005 1820 0005 2226 8824

---

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

   X Maria Ursing  □ Agent
   □ Addressess

B. Received by (Printed Name)

   Maria Ursing

C. Date of Delivery

   9/18/00

D. Is delivery address different from item 1? □ Yes
   If YES, enter delivery address below: □ No

---

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

2. Article Number

   (Transfer from service label)

   7005 1820 0005 2226 8824

---

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

   X Maria Ursing  □ Agent
   □ Addressess

B. Received by (Printed Name)

   Maria Ursing

C. Date of Delivery

   9/18/00

D. Is delivery address different from item 1? □ Yes
   If YES, enter delivery address below: □ No

---

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
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2. Article Number

   (Transfer from service label)

   7005 1820 0005 2226 8824

---

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

   X Maria Ursing  □ Agent
   □ Addressess

B. Received by (Printed Name)

   Maria Ursing

C. Date of Delivery

   9/18/00

D. Is delivery address different from item 1? □ Yes
   If YES, enter delivery address below: □ No

---

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

2. Article Number

   (Transfer from service label)

   7005 1820 0005 2226 8824
<table>
<thead>
<tr>
<th>SENDER: COMPLETE THIS SECTION</th>
<th>COMPLETE THIS SECTION ON DELIVERY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</td>
<td></td>
</tr>
<tr>
<td>Print your name and address on the reverse so that we can return the card to you.</td>
<td></td>
</tr>
<tr>
<td>Attach this card to the back of the mailpiece, or on the front if space permits.</td>
<td></td>
</tr>
<tr>
<td>1. Article Addressed to:</td>
<td></td>
</tr>
<tr>
<td>..........................................................</td>
<td></td>
</tr>
<tr>
<td>CentreState Healthcare System</td>
<td></td>
</tr>
<tr>
<td>901 W. Main Street</td>
<td></td>
</tr>
<tr>
<td>Freehold, NJ 07728</td>
<td></td>
</tr>
<tr>
<td>2. Article Number (Transfer from service label) 7005 1920 0005 2226 8732</td>
<td></td>
</tr>
<tr>
<td>PS Form 3811, February 2004 Domestic Return Receipt 102555-02-M-1540</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SENDER: COMPLETE THIS SECTION</th>
<th>COMPLETE THIS SECTION ON DELIVERY</th>
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</thead>
<tbody>
<tr>
<td>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</td>
<td></td>
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<td>Print your name and address on the reverse so that we can return the card to you.</td>
<td></td>
</tr>
<tr>
<td>Attach this card to the back of the mailpiece, or on the front if space permits.</td>
<td></td>
</tr>
<tr>
<td>1. Article Addressed to:</td>
<td></td>
</tr>
<tr>
<td>..........................................................</td>
<td></td>
</tr>
<tr>
<td>Eileen Higgins</td>
<td></td>
</tr>
<tr>
<td>Homing Corporation - Spring House</td>
<td></td>
</tr>
<tr>
<td>155 South Street</td>
<td></td>
</tr>
<tr>
<td>Eatontown, NJ 07724</td>
<td></td>
</tr>
<tr>
<td>2. Article Number (Transfer from service label) 7005 1920 0005 2226 8701</td>
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</tr>
<tr>
<td>PS Form 3811, February 2004 Domestic Return Receipt 102555-02-M-1540</td>
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<td></td>
</tr>
<tr>
<td>Attach this card to the back of the mailpiece, or on the front if space permits.</td>
<td></td>
</tr>
<tr>
<td>1. Article Addressed to:</td>
<td></td>
</tr>
<tr>
<td>..........................................................</td>
<td></td>
</tr>
<tr>
<td>Kathi Callaghan</td>
<td></td>
</tr>
<tr>
<td>DYRS Monmouth Area Office</td>
<td></td>
</tr>
<tr>
<td>185 West Route 36, Building E</td>
<td></td>
</tr>
<tr>
<td>Mth. Park Corp. Center 1</td>
<td></td>
</tr>
<tr>
<td>W. Long Branch, NJ 07764</td>
<td></td>
</tr>
<tr>
<td>2. Article Number (Transfer from service label) 7005 1920 0005 2230 0230</td>
<td></td>
</tr>
<tr>
<td>PS Form 3811, February 2004 Domestic Return Receipt 102555-02-M-1540</td>
<td></td>
</tr>
</tbody>
</table>
SENDERS: COMPLETE THIS SECTION
- Complete items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
   Adriana Agudejo
   Ocean Monmouth Legal Services
   303 W. Main Street, 3rd Floor
   Freehold, NJ 07728

2. Article Number
   7005 1820 0005 2222 4318
   PS Form 3811, February 2004 Domestic Return Receipt 102995-02-MM-1549

COMPLETE THIS SECTION ON DELIVERY
A. Signature
B. Received by (Printed Name)
C. Date of Delivery
D. Is delivery address different from Item 1? ☐ Yes ☐ No
   If YES, enter delivery address below:

3. Service Type
   ☐ Certified Mail ☐ Express Mail
   ☐ Registered ☐ Return Receipt for Merchandise
   ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

SENDERS: COMPLETE THIS SECTION
- Complete items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
   Thomas F. Hayes
   New Jersey Natural Gas
   1495 Wyckoff Road
   P.O. Box 1464
   Wall, NJ 07719

2. Article Number
   7005 1820 0005 2226 8471
   PS Form 3811, February 2004 Domestic Return Receipt 102995-02-MM-1549

COMPLETE THIS SECTION ON DELIVERY
A. Signature
B. Received by (Printed Name)
C. Date of Delivery
D. Is delivery address different from Item 1? ☐ Yes ☐ No
   If YES, enter delivery address below:

3. Service Type
   ☐ Certified Mail ☐ Express Mail
   ☐ Registered ☐ Return Receipt for Merchandise
   ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

SENDERS: COMPLETE THIS SECTION
- Complete items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
   Carolyn Sharrock
   Borough of Sea Girt Local Assistance
   601 Main Street
   Belmar, NJ 07719

2. Article Number
   7005 1820 0005 2229 8494
   PS Form 3811, February 2004 Domestic Return Receipt 102995-02-MM-1549

COMPLETE THIS SECTION ON DELIVERY
A. Signature
B. Received by (Printed Name)
C. Date of Delivery
D. Is delivery address different from Item 1? ☐ Yes ☐ No
   If YES, enter delivery address below:

3. Service Type
   ☐ Certified Mail ☐ Express Mail
   ☐ Registered ☐ Return Receipt for Merchandise
   ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes
**Complete this section on delivery**

<table>
<thead>
<tr>
<th>Complete this section on delivery</th>
<th>A. Signature</th>
<th>B. Received by (Printed Name)</th>
<th>C. Date of Delivery</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>☑</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

D. Is delivery address different from Item 1? ☑ Yes
   If YES, enter delivery address below:

- [ ] Certified Mail
- [ ] Express Mail
- [ ] Registered
- [ ] Return Receipt for Merchandise
- [ ] Insured Mail
- [ ] C.O.D.

4. Restricted Delivery? (Extra Fee) ☑ Yes

---

**Sender: Complete this section**

- Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

   Reverend Robert Pierce
   I Beseech Thee Development Corp.
   133 Throcton Street
   Freehold, NJ 07728

2. Article Number:

   7005 1820 0005 2229 8388

---

**Sender: Complete this section**

- Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

   Elizabeth M. Ryan
   Wall Township Welfare
   2700 Allaire Road
   Wall, NJ 07719

2. Article Number:

   7005 1820 0005 2229 8456

---

**Sender: Complete this section**

- Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

   Mary Scott
   ARC of Monmouth
   1158 Wayside Road
   Tinton Falls, NJ 07771

2. Article Number:

   7005 1820 0005 2229 8470
**Sender: Complete This Section**

- Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

   ---
   Anise Conklin
   Monmouth County Correctional Institution
   P.O. Box 5007
   Freehold, NJ 07728

2. Article Number

   Transfer from service label

   PS Form 3811, February 2004
   Domestic Return Receipt

   0705 1620 0005 2230 0074

**Complete This Section on Delivery**

- A. Signature
  - TOM HAMPTON
  - Address:

- B. Received by (Printed Name):
  - Address:

- C. Date of Delivery
  - SEPT 18

- D. Is delivery address different from Item 17? (Yes)
  - If YES, enter delivery address below:
    - No

3. Service Type
   - Certified Mail
   - Express Mail
   - Registered
   - Return Receipt for Merchandise
   - Insured Mail
   - C.O.D.

4. Restricted Delivery? (Extra Fee) (Yes)

---

**Sender: Complete This Section**

- Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

   ---
   William Davis
   Interfaith Hospitality Network
   247 Carr Avenue
   Keansburg, NJ 07734

2. Article Number

   Transfer from service label

   PS Form 3811, February 2004
   Domestic Return Receipt

   0705 1620 0005 2230 0078

**Complete This Section on Delivery**

- A. Signature
  - Address:

- B. Received by (Printed Name):
  - Address:

- C. Date of Delivery
  - SEPT 18

- D. Is delivery address different from Item 17? (Yes)
  - If YES, enter delivery address below:
    - No

3. Service Type
   - Certified Mail
   - Express Mail
   - Registered
   - Return Receipt for Merchandise
   - Insured Mail
   - C.O.D.

4. Restricted Delivery? (Extra Fee) (Yes)

---

**Sender: Complete This Section**

- Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

   ---
   Terri S. Blair
   Long Branch Concordance
   279 Broadway, 2nd Floor
   Long Branch, NJ 07740

2. Article Number

   Transfer from service label

   PS Form 3811, February 2004
   Domestic Return Receipt

   0705 1620 0005 2222 4387

**Complete This Section on Delivery**

- A. Signature
  - Address:

- B. Received by (Printed Name):
  - Address:

- C. Date of Delivery
  - Address:

- D. Is delivery address different from Item 17? (Yes)
  - If YES, enter delivery address below:
    - No

3. Service Type
   - Certified Mail
   - Express Mail
   - Registered
   - Return Receipt for Merchandise
   - Insured Mail
   - C.O.D.

4. Restricted Delivery? (Extra Fee) (Yes)
**Sender: Complete This Section**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

   Georgia Berry
   Check-Mate Inc.
   P.O. Box 1238
   550 Cookman Avenue
   Asbury Park, NJ 07712

2. Article Number

   (Transfer from service label) 7005 1820 0005 2222 4363

PS Form 3811, February 2004
Domestic Return Receipt

**Complete This Section on Delivery**

A. Signature

   [Signature]

   [Agent]

   [Address]

B. Received by (Printed Name)

   [Name]

   [Date of Delivery]

D. Is delivery address different from item 1? □ Yes

   If YES, enter delivery address below: □ No

3. Service Type

   [Certified Mail]
   [Express Mail]
   [Registered]
   [Return Receipt for Merchandise]
   [Insured Mail]
   [O.D.]

4. Restricted Delivery? (Extra Fee) □ Yes

---

**Sender: Complete This Section**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

   Jean Casano
   Hunterdon Help Line 211
   P.O. Box 246
   4 Walter Forre Boulevard
   Flemington, NJ 08822

2. Article Number

   (Transfer from service label) 7005 1820 0005 2230 0258

PS Form 3811, February 2004
Domestic Return Receipt

**Complete This Section on Delivery**

A. Signature

   [Signature]

   [Agent]

   [Address]

B. Received by (Printed Name)

   [Name]

   [Date of Delivery]

D. Is delivery address different from item 1? □ Yes

   If YES, enter delivery address below: □ No

3. Service Type

   [Certified Mail]
   [Express Mail]
   [Registered]
   [Return Receipt for Merchandise]
   [Insured Mail]
   [O.D.]

4. Restricted Delivery? (Extra Fee) □ Yes

---

**Sender: Complete This Section**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

   Brian Fitzgerald
   Easter Seals New Jersey
   1 Kimberly Road
   East Brunswick, NJ 08816

2. Article Number

   (Transfer from service label) 7005 1820 0005 2222 4479

PS Form 3811, February 2004
Domestic Return Receipt
1. Article Addressed to:

Mel Cohen
Jewish Family & Children's Svcs. Of Greater Mth Cry.
705 Summerfield Avenue
Asbury Park, NJ 07712

2. Article Number
(transfer from service label)

7005 1820 0005 2230 0029
PS Form 3811, February 2004
Domestic Return Receipt
10238-02-M-1540

1. Article Addressed to:

Paul Kozak
VetWorks
103 North Main Street
Parked River, NJ 08731

2. Article Number
(transfer from service label)

7005 1820 0005 2226 8800
PS Form 3811, February 2004
Domestic Return Receipt
10238-02-M-1540

1. Article Addressed to:

Arlene Spiegler
115 Rumford Way
Manalapan, NJ 07726

2. Article Number
(transfer from service label)

7005 1820 0005 2229 8517
PS Form 3811, February 2004
Domestic Return Receipt
10238-02-M-1540
sender: complete this section

■ Complete items 1, 2, and 3. Also complete item 4 if restricted delivery is desired.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. article addressed to:

Judy White
Department of Community Affairs
Division of Housing
PO Box 051
Trenton, NJ 08625-0051

complete this section on delivery

a. signature
x

b. received by (printed name)

D. is delivery address different from item 1?
[ ] yes.
[ ] no.

3. service type
[ ] certified mail
[ ] express mail
[ ] registered
[ ] return receipt for merchandise
[ ] insured mail
[ ] c.o.d.

4. restricted delivery? (extra fee)
[ ] yes.

sender: complete this section

■ Complete items 1, 2, and 3. Also complete item 4 if restricted delivery is desired.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. article addressed to:

Meridian Health
Monmouth Shores Corp. Park
1350 Campus Pkwy.
Neptune, NJ 07753

complete this section on delivery

a. signature
x

b. received by (printed name)

D. is delivery address different from item 1?
[ ] yes.
[ ] no.

3. service type
[ ] certified mail
[ ] express mail
[ ] registered
[ ] return receipt for merchandise
[ ] insured mail
[ ] c.o.d.

4. restricted delivery? (extra fee)
[ ] yes.

sender: complete this section

■ Complete items 1, 2, and 3. Also complete item 4 if restricted delivery is desired.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. article addressed to:

Anthony Nuccio
Asbury Park Dept. of Social Services
1 Municipal Plaza
Asbury Park, NJ 07712

complete this section on delivery

a. signature
x

b. received by (printed name)

D. is delivery address different from item 1?
[ ] yes.
[ ] no.

3. service type
[ ] certified mail
[ ] express mail
[ ] registered
[ ] return receipt for merchandise
[ ] insured mail
[ ] c.o.d.

4. restricted delivery? (extra fee)
[ ] yes.

PS Form 3811, February 2004
Domestic Return Receipt
10295-02-M-1540
SENDERS: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Carol Eyerman
LOVE Inc.
PO Box 8775
Red Bank, NJ 07701

2. Article Number

7005 1820 0005 2230 0159

PS Form 3611, February 2004
Domestic Return Receipt
102895-09-1040

SENDERS: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Brookdale Community College
765 Newman Springs Road
Lincroft, NJ 07738

2. Article Number

7005 1820 0005 2222 4370

PS Form 3611, February 2004
Domestic Return Receipt
102896-02-1540

SENDERS: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Anthony Comerford
New Hope Foundation
PO Box 66
Marlboro, NJ 07746

2. Article Number

7005 1820 0005 2230 0036

PS Form 3611, February 2004
Domestic Return Receipt
102895-02-1540
SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Paul Dos Santos
CSP NJ
11 Spring Street
Freehold, NJ 07728

2. Article Number

7005 1820 0005 2230 0135

PS Form 3811, February 2004
Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jacob Bucher
Collaborative Supt. Program
11 Spring Street
Freehold, NJ 07728

2. Article Number

7005 1820 0005 2222 4400

PS Form 3811, February 2004
Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

LOUIS ELLIO

C. Date of Delivery

D. Are delivery address different from Item 17? Yes

If YES, enter delivery address below:

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

LOUIS ELLIO

C. Date of Delivery

D. Are delivery address different from Item 17? Yes

If YES, enter delivery address below:

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

LOUIS ELLIO

C. Date of Delivery

D. Are delivery address different from Item 17? Yes

If YES, enter delivery address below:
Exhibit b22

Fort Monmouth
Workshop Directions
Dear Tour Participants:

Attached you will find the Letter of Instruction and Entry Form for those who are participating on the tour Fort Monmouth on October 19, 2006 at 8:30 AM. You must sign the Entry Form and bring it with you the morning of the 19th to get on the bus for the tour. Also attached are directions to Gibbs Hall.

If you have registered for someone else within your agency, please make sure they receive the attached as well.

Please email me to confirm that you have received this information.

I would like to thank you all for registering for this very important tour and responding to the many emails that I have sent over the past weeks. I really appreciate all your help.

Thanks again,

Lilah Velez
Office Manager
Office of Business Advocate
NJ Commerce, Economic Growth & Tourism Commission
20 West State Street, 4th Floor
PO Box 820
Trenton, NJ 08625-0820
(609) 292-1036; FAX (609) 292-5509
lilah.velez@commerce.state.nj.us
Subject:                    Fort Monmouth Tour Participants - October 19, 2006
Created By:               Lilah.Velez@commerce.state.nj.us
Scheduled Date:           
Creation Date:            10/13/2006 4:26 PM
From:                     Lilah Velez

Recipient
To: ajordan@njconline.org (ajordan)
To: akneely@atl.net (akneely)
To: alison.recca-ryan@csu.org (alison.recca-ryan)
To:bill@ehn-of-mc.org (bill)
To: carl.lang@njdmava.state.nj.us (carl.lang)
To: Cathi Day-Parry (cappy)
To: cfahim@oceaninc.org (cfahim)
To: Co9695@aol.com (Co9695)
To: capryy@nj.easternseals.com (cqappy)
To: DARCY@boothelp.org (DARCY)
To: dmirch@comcast.net (dmirch)
To: hallcoffey@aol.com (hallcoffey)
To: hsutton@oceanportboro.com (hsutton)
To: ibtdc@yahoo.com (ibtdc)
To: james.barbo@doc.state.nj.us (james.barbo)
To: joann.kreidler@bchs.com (joann.kreidler)
To: jpalumbo@brookdale.cc.nj.us (jpalumbo)
To: jschwarz@co.monmouth.nj.us (jschwarz)
To: juneknutson@cs.com (juneknutson)
To: ken.koschek@dpd.state.nj.us (ken.koschek)
To: kmiller@co.monmouth.nj.us (kmiller)
To: marylpearlmn@comcast.net (marylnpearlmn)
To: mbaldanzo@oceanportboro.com (mbaldanzo)
To: mhs-exexcassist@verizon.net (mhs-exexecassist)
To: mistrkvawlaw.dol.lps.state.nj.us (mistrkvaw)
To: mscott@arcolفهم.mororgan (mscotti)
To: pati@epiphanyhouse.org (pati)
To: pdurkin317@hnoml.com/patrickd@interfaithneighbors.org (pdurkin317)
To: pegmanna@verizon.net (pegmanna)
To: resiplphan@weichertrealtors.net (REstephan)
To: rfhrank@brookdale.cc.nj.us (rfrank)
To: rhmoore@nonarchhousing.org (RMoore)
To: sheetmran@tobacco.org (sheetman)
To: tmwalt@comcast.net (tmwalt)
To: wp溥bnsyko@brookdaleco.edu (wp溥bnsyko)
To: wtrammel@brookdaleco.edu (wtrammel)
To: ybattloga@nj.easternseals.com (YBatloga)

Action          Date & Time          Comment
Delivered       10/13/2006 4:27 PM
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</table>
| Delivered    | 10/13/2 Subject: Fort Monmouth Tour Participants - October 19, 2006
Created By: Lilah.Velez@commerce.state.nj.us
Scheduled Date: Creation Date: 10/13/2006 4:26 PM
From: Lilah Velez
Fwd: Fort Monmouth Tour Participants - October 19, 2006
Lilah.Velez@commerce.state.nj.us
10/13/2006 4:32 PM
Lilah Velez

To: lmwall@comcast.net (lmwall)

Action

Transferred

Date & Time

10/13/2006 4:33 PM

Comment
Things you need to know prior to the October 19, 2006 tour of Fort Monmouth

The tour of Fort Monmouth will begin promptly at 8:30 AM.

Tour participants are asked to arrive at the Gibbs Hall North Parking Lot by 8:00 AM for security screening (Identification verification: photo ID & Consent Form)

Participants are asked to keep in mind; Fort Monmouth is an operational military facility with an active mission, therefore security screening is necessary.

The goal of the tour is to provide Notice of Interest (NOI) candidates with an informative and orderly tour as it relates to the real property and facilities on Fort Monmouth.

The tour is scheduled to take approximately one hour and forty-five minutes depending on the extent of questions. Participants will NOT be allowed to leave the bus and conduct a walking tour of any facility at this time. The purpose of this tour is to orient you to the fort and its facilities. If a facility or parcel of land is of interest, submit a request for a specific tour through the Fort Monmouth Economic Revitalization Planning Authority (FMERPA). If you are not sure which facility might meet your needs, submit your facility requirements (square footage, specific infrastructure and features) to the FMERPA, and we will attempt to match your requirements to an existing facility. While facilities and real property questions are welcomed, we ask that everyone refrain from excessive and or loud discussions during the tour. This will provide everyone the opportunity to hear the speaker during the tour. Anyone engaged in disruptive or uncooperative behavior will be removed from the tour.

To ensure security and order during the tour, the following items are prohibited: Backpacks, cameras, packages, food, and drinks. Please turn all cell phones off during the tour.

Thank you.

Fort Monmouth BRAC Team
FORT MONMOUTH CONDITION OF ENTRY FORM

I agree/understand that the Fort Monmouth military installation and all grounds located within the boundaries of Fort Monmouth are a federal military enclave.

I also understand that I am subject to search upon entry into and exit from this installation and am also subject to search while within the boundaries of the military reservation.

I further agree/understand that no cameras, backpacks, packages will be allowed on the bus tour and agree that I am being permitted entrance to Fort Monmouth for the sole purpose of attending a Base Realignment and Closure tour in conjunction with the State of New Jersey and the Department of Housing and Urban Development.

By signing this document I acknowledge that I am obligated to conduct myself in a manner courteous to others, and will not attempt through my words or actions, to disrupt the business operations or the peace and quiet of Fort Monmouth.

I further acknowledge that should I act in a manner that may be considered prejudicial to the good order and discipline of the installation, that I may be escorted off the installation, arrested and/or face criminal or other penalties.

I may also be prohibited in writing by the US Army Garrison Commander from reentering the military enclave of Fort Monmouth.

(SIGNATURE) _______________________________________

(PRINTED NAME) _______________________________________

(DATE) ___________________________
Directions to Gibbs Hall  
Fort Monmouth, NJ

FROM NEWARK AIRPORT AND NORTH JERSEY: New Jersey Turnpike South to Exit 11, onto the Garden State Parkway South (local or express lanes). Follow the GS Parkway south to Exit 105, Eatontown, keep to the right as you exit the parkway and follow directions below.

FROM METRO PARK AMTRAK STATION: Exit parking garage. Turn right. At First traffic light turn left, and follow road to entrance to Garden State Parkway South, stay on GSP to Exit 105, keep to the right as you exit the parkway and follow directions below.

FROM CENTRAL PENNSYLVANIA.  
Take Pennsylvania Turnpike to New Jersey. After crossing the Delaware River you have two options:
- Continue on New Jersey Turnpike North to exit 7A to Route 195 East, or
- Exit New Jersey Turnpike after crossing the Delaware River, before the toll plaza onto route 130 North. Take 130 North to route 295 North to route 195 East, or take route 130 North crossing route 295 North to route 195 East (this option is recommended routing during the summer as exit 7A backs up with traffic exiting for Great Adventure)

Take route 195 East to the Garden State Parkway North. Follow Parkway to Exit 105 (STAY IN LOCAL LANES ONLY after the toll plaza). Follow ramp sign to Route 36 East and keep to the right and follow the directions below.

SOUTHERN STATES & SOUTHERN/WESTERN COUNTIES OF NEW JERSEY: New Jersey Turnpike North to exit 7A to Route 195 East to the Garden State Parkway North. Follow Parkway to Exit 105 (STAY IN LOCAL LANES ONLY). Follow ramp sign to Route 36 East. Follow directions below.

TO GIBBS HALL, the FORT MONMOUTH OFFICERS CLUB: Stay in right lane as you exit the GSP onto Route 36 East, and take the jug-handle immediately after the first traffic light. You will now cross Route 36 and be on Hope Road. Follow Hope Road to the third traffic light; turn right onto Tinton Avenue, Route 537 East. Follow Tinton Avenue approximately 300 yards and turn right into the Officers Club and Sun Eagles Golf Club grounds. Gibbs Hall will be immediately in front of you. Drive in past the main entrance and bear left to the parking lot.
Exhibit b23

BRAC Homeless Continuum
Exhibit b23: BRAC Homeless Continuum

FERPA Homeless Continuum NOI Solicitation Outreach Documentation

- FERPA Resolution to advertise 180 day NOI solicitation period
- HUD advertisement review e-mail
- HUD interpretation of 180 day closing date March 8, 2007
- September 9, 2006 solicitation advertisement
  - Proof of advertisement
- September 12, 2006 Monmouth County Human Services Advisory Council meeting sign in sheet. All in attendance received an NOI solicitation letter from the FERPA and a copy of the NOI solicitation.
- September 15, 2006 NOI solicitation mailing to Monmouth County Homeless Continuum. List provided by County of Monmouth Department of Human Services.
  - Mailing List
  - Return Receipt Cards
  - Unclaimed Letters
- October 12, 2006 e-mailed directions to workshop registrants
  - E-mail list
- October 17, 2006 BRAC Workshop
  - Agenda
  - Tour Information
    - Ft. Monmouth Condition of Entry Form
    - Directions to Gibbs Hall
  - Workshop Registrants/Attendees List
  - Walk In List
  - Comments/Questions
- February 13, 2007 NOI process presentation to County of Monmouth Department of Human Services Advisory Council.
  - Agenda
- NOI solicitation posted to FERPA web site (ask Rick Harrison)
- Individual NOI outreach presentations & meetings with Rose Estephon
Exhibit b24

BRAC Public Benefit Conveyance Workshop
Base Realignment and Closure (BRAC)  
Homeless Continuum & Public Benefit Conveyance Workshop  
October 17, 2006

AGENDA

1. Registration  
   o Sign-In  

2. Welcome, Frank Cosentino, Executive Director, FMERPA  
   o Workshop Overview  

3. Presentations  
   o John Leigh, OEA Project Manager  
     U.S. Department of Defense, Office of Economic Adjustment (OEA)  
     • Outreach & Facility Redevelopment Planning  
   o Linda Charest, HUD BRAC Coordinator  
     U.S. Department of Housing & Urban Development (HUD)  
     • HUD’s Role/Review for BRAC 2005  
   o U.S. Department of The Army, Fort Monmouth Base Transition Office:  
     • Robert Melascaglia, Fort Monmouth Installation Master Planner  
       o Fort Monmouth Property Overview  
     • Wanda Green, Fort Monmouth BRAC Environmental Coordinator  
       o Fort Monmouth Property Environmental Constraints  

4. Questions  

5. Conclusion: Frank Cosentino, Executive Director, FMERPA  
   o Tour Participant Review
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✓ Rev. P. Susan Namchak
New Creations in Christ

✓ Jay Blackwell - for Terrence Wall
Keansburg Recreation

✓ David Gibbons
Habitat For Humanity of Long Branch
gibbonsdave@optonline.net
14 Branch Rd., Oakhurst, NJ 07755

✓ ELIZABETH AQAINO - ROSSI
Allies Inc.
1262 Whitehorse-Hamilton Sq. Rd.
Bldg. A - 501
Hamilton NJ 08690
609-659-0136 x132, 732-609-581-4891
laquinorossi@alliesnj.org cell 609-271-0832

✓ Jane Price
rep: New Gunters in grains & Christ
Exhibit b25

Fort Monmouth Tour Participants-
October 19, 2006
Dear Tour Participants:

Attached you will find the Letter of Instruction and Entry Form for those who are participating on the tour Fort Monmouth on October 19, 2006 at 8:30 AM. You must sign the Entry Form and bring it with you the morning of the 19th to get on the bus for the tour. Also attached are directions to Gibbs Hall.

If you have submitted for someone else within your agency, please make sure they receive the attached as well.

Please email me to confirm that you have received this information.

I would like to thank you all for registering for this very important tour and responding to the many emails that I have sent over the past weeks. I really appreciate all your help.

Thanks again,

Lilah Velez
Office Manager
Office of Business Advocate
NJ Commerce, Economic Growth & Tourism Commission
20 West State Street, 4th Floor
PO Box 820
Trenton, NJ 08625-0820
(609) 292-1636; FAX (609) 292-5509
lilah.velez@commerce.state.nj.us

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Exhibit b26

A-Team Attendance List
January 26, 2007
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<th>Meeting Date: 1/25/07</th>
<th>NCIC (present)</th>
<th>Beverly Bova Scarno</th>
<th>35 Cherry Tree Farm Road, P.O. Box 632, New Monmouth New Jersey 07744</th>
<th>732-671-2546</th>
<th>908-956-1882</th>
<th>732-671-4286</th>
<th><a href="mailto:zva73ccdl@verizon.net">zva73ccdl@verizon.net</a></th>
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<td>Lineane Maurolo</td>
<td>100 Highway 36, Suite 2B, West Long Branch, NJ 07764</td>
<td>732-222-7525</td>
<td>908-839-7928</td>
<td>732-222-7918</td>
<td><a href="mailto:Lineane@FISNJ.org">Lineane@FISNJ.org</a></td>
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<td>Oceana, Inc.</td>
<td>Connie Fidus</td>
<td>450 Washington St, Toms River, NJ 08754</td>
<td>732-284-1333 x 919</td>
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<td>732-349-4327</td>
<td><a href="mailto:cffidus@oceanic.org">cffidus@oceanic.org</a></td>
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<td>Monmouth County Fair Housing</td>
<td>Mary Lee Gilmour</td>
<td>600 Main Street, Ocean Twp, NJ 07728</td>
<td>732-811-0288</td>
<td>-</td>
<td>732-308-3995</td>
<td><a href="mailto:mgilmore@acemonthlyplaning.com">mgilmore@acemonthlyplaning.com</a></td>
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<td>Lutheran Social Ministries (present)</td>
<td>Ernestine Cox</td>
<td>510 Lanes Blvd, Hazlet, NJ 07730</td>
<td>732-333-2110</td>
<td>609-360-0330</td>
<td>609-360-0334</td>
<td><a href="mailto:Ernestine@LSSNJ.org">Ernestine@LSSNJ.org</a></td>
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<td>Dave Gibbons</td>
<td>617 Banch Road, Oakhurst</td>
<td>732-718-1352</td>
<td>732-299-4049</td>
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<td><a href="mailto:gibbonsdave@optonline.net">gibbonsdave@optonline.net</a></td>
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<td>Phil Wial</td>
<td>145 Wildwood Way, Longbranch, NJ 07744</td>
<td>732-767-0331</td>
<td>-</td>
<td>732-842-4034</td>
<td><a href="mailto:pwiwalci@verizon.net">pwiwalci@verizon.net</a></td>
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<td>M. Powell</td>
<td>145 West Hanover Street, Trenton, NJ 08618</td>
<td>609-393-3752</td>
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<td>Anderson</td>
<td>59 Broad Street, Basking Ridge, NJ 07920</td>
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<td>732-310-5211</td>
<td>732-389-3163</td>
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<td>Elston</td>
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<td>M.</td>
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<td>Jerome Hall</td>
<td>Jim Valle</td>
<td><a href="mailto:homesforall@monmouth.com">homesforall@monmouth.com</a></td>
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<td>Ashley Park</td>
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<td>Elaine Moore</td>
<td><a href="mailto:presssecretary@yahoo.com">presssecretary@yahoo.com</a></td>
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<td>Ted Goding</td>
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<td>Lisa Finkelman</td>
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<td>Mary Scott</td>
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<td>1105 Grant Ave, Asbury Park, NJ 07712</td>
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<tr>
<td>Affordable Housing Alliance (present)</td>
<td>enorma Love</td>
<td>59 Broad Street, Easton, NJ 07274 (see Donna Ross/Heather Andrews Info)</td>
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<tr>
<td>New Creation in Christ NCCIC (present)</td>
<td>Rev. Anna Price</td>
<td>137 Lexington Circle, Metuchen, NJ 07740</td>
<td>732-356-2920</td>
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<tr>
<td>The ARC of Monmouth (present)</td>
<td>Suzanne Liker</td>
<td>118 Waverly Road, Tenafly, NJ 07670</td>
<td>732-492-5919</td>
<td></td>
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<tr>
<td>Hispanic Concerns of St. Albert (present)</td>
<td>Tom McKinley</td>
<td>118 Mineral Road, Montague, NJ 08042</td>
<td>732-292-0603</td>
<td>732-979-8537</td>
<td><a href="mailto:stamckinley@monmouth.com">stamckinley@monmouth.com</a></td>
</tr>
<tr>
<td>Peace Track Community Development Corp</td>
<td>Rev. Robert Henke</td>
<td>133 Treelson Drive, Freehold, NJ 07728</td>
<td>732-409-0309</td>
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<tr>
<td>Port Monmouth Economic Development Authority</td>
<td>Rick Harrison, Deputy Director (Economic Development)</td>
<td>12 Christopher Way, Easton, NJ 07724</td>
<td>732-982-8525</td>
<td>732-982-8526</td>
<td><a href="mailto:rick.harrison@monmouth-edc.com">rick.harrison@monmouth-edc.com</a></td>
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Department of Human Services

Human Services Advisory Council

Laurie Duhovny  P.O. Box 3000
Kozloski Road
duhovny@co.monmouth.nj.us  Freehold, N.J. 07728

Tel: (732) 683-2102
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HSAC Meeting

Tuesday, February 13th – 1 p.m., 1st Floor Conference Room
Human Services Building – Kozloski Road, Freehold

This meeting is held in compliance with the provisions of chapter 23, known as the Open Public Meetings Act.

Notice was furnished to County newspapers and posted in the Hall of Records.

Agenda

I. Call to Order/Introductions................................. Mary Ann Christopher
Chairperson, HSAC
VNA of Central Jersey

II. Motion to Approve Minutes of December 12, 2006

III. Presentation by FMERPA................................. Rick Harrison, Deputy Director of
                  FMERPA and John Ciufio,
                  Department of Community Affairs

IV. Reports

State Report....................................................... Deborah Taylor-Greenley, NJDHS

......................................................... Joann Hollender, NJDCF

https://portal031.state.nj.us/gw/webacc/ln9gctm9ldm15Fuc/GWAP/AREB/2?action=Attach... 2/7/2007
Social Services.........................................................John Hutcheson, MCDSS
NJ Dept. of Children & Families .................................Kathi Callaghan, NJOCS
Child Care..............................................................Theresa Hayes, Child Care Resources
Mental Health and Addiction Services.........................Charlie Brown, MCDHS
Social Services for the Homeless...............................Laurie Duhoyny, MCDHS

V. New Business/Announcements

VI. Adjournment
Exhibit b28
Tinton Falls Public Hearing
Transcript
MR. HARRISON: Good evening. My name is Rick
tinton falls public hearing 7-21-08

Harrison. I'm am the Deputy Director of Fort Monmouth Economic Revitalization Planning Authority. I would like to call to order and open the Tinton Falls public hearing on the Fort Monmouth Redevelopment and Reuse Plan which is being held pursuant to Section 14 of Public Law 2006, Chapter 16, the FNERPA Act.

Please let the record reflect the public hearing began at 7:38.

Kathryn, will you read the Public Open Meetings Act Notice?

MS. VERROCHI: Adequate notice of today's public hearing has been provided in accordance with the Open Public Meetings Act. Notices were filed on July 10, 2008 with the Secretary of State. These notices were mailed to 18 newspapers of general distribution and three radio stations and mailed to each individual agency and organization that requested such notice.

MR. HARRISON: Thank you, Kathryn.

On behalf of the Authority I would like to welcome you all and thank you for being here. This is the first of three public hearings mandated by the FNERPA Act to be held in each of the three host communities. There will be a fourth hearing on August 15th on the LRA application to HUD. There are two components, one being the Fort Monmouth Redevelopment and Reuse Plan and the other the Homeless Assistance Submission, so both will be heard at that public hearing.
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I would also call to your attention the availability of the Reuse Plan and the first draft of our Homeless Assistance Submission on our website at www.nj.gov/fmerpa as well as hard copies in the Monmouth County Library Eastern branch and the Eatontown, Oceanport and Tinton Falls libraries. You can comment or ask questions about the reuse plan via our website and also comment on and ask questions about the Homeless Assistance Submission via our website.

The format for tonight’s hearing is a presentation by Tim Delorm, principal at EDAW, our planning consultant, who will be supported by Frank Banisch Banisch Associates, Tom Martens from Economic Research Associates, ERA, and Aaron Smith as well from ERA.

Following the presentation we will have a comment question and answer session, and I’ll remind you of this again later, but for purposes of the transcript, I would ask that everyone wishing to speak please identify themselves clearly, town of residence and, if applicable, the organization you are representing.

Please also spell your last name for the transcript record.

With that I’ll turn it over to Tim Delorm to make the presentation.

MR. DELORM: I see a lot of familiar faces. The first time we presented the plan, we were here last -- I think it was May -- March. It was a long time
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ago. We are back here tonight.

Just so I know how quickly I should go through
the plan, how many folks are here for the first time,
not here in March? A few, so I'll go through the plan
in a little more detail than I would otherwise for
everyone that heard it before.

I think the real new information you are going
to hear tonight is more about community impacts, and ERA
and Tom Martens and Aaron Smith will present that
material, but we would like to start out first and give
you an idea where the plans stand, the final draft plan,
so we get your comments, as well as the other material.

There is a tremendous amount of material on
the web site, all of the existing conditions analysis,
the complete market assessment done by ERA probably
pretty close to a year ago is up there as well, and I
urge each of you to go and read that information if you

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should wish, everything from traffic to environmental
issues, to the utility infrastructures, cultural
resources, it is all there in tremendous detail, so I'm
not going to touch on that tonight. I'm going to hit a
few key pieces of information just to remind folks where
we are going with the plan and turn it over to my
colleagues from ERA.

You have heard this many times. Our mission
is to create a sustainable technology community very
much in line with the governor and state agency visions
for a smart growth plan, a plan inclusive for all
people, a plan that creates a tremendous number of jobs
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as quickly as possible to replace those lost when the mission moves down to Aberdeen.

Fortunately, we are building on a lot of great assets with the Fort. I won't go through these tonight. These are on the website. At the end of the presentation URL will come up and you can find these.

Let me touch on a couple of things. First I'm actually going to touch on some of the infrastructure changes. As we noted in earlier presentations, gas, telephone, water, although they are old systems, the cost to improve and enhance those and meet the 20-year build-out plan needs are handily taken care of largely by the utilities themselves or the developers who will come and redevelop the Fort.

One issue that's been an ongoing discussion with the Two Rivers Water Reclamation Authority talking about the adequacy of their facility to meet the needs of the wastewater generated by this plan of about 6 million total square feet. We've had many, many meetings over there. The issue apparently is not with the capacity of the actual plant as we reported last time, it was a capacity issue related to the pump station that moves the effluent from the pipes and up into that plant.

We worked with them and identified a 25 to $35 million cost associated with upgrading that sewage treatment pump station to meet the future needs of this development.
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We are also currently involved or I shall say
FMERPA is currently involved in doing additional
investigation. They have retained a firm to put a
robotic hammer into the system and go through and study
and run all the sewage lines, find where there is
infiltration issues, damaged pipe and the like.

Do you have a timeframe when that will be
done?

MR. HARRISON: We are currently working with a
team of engineers from the two sewage authorities

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representing Eatontown and Tinton Falls, as well as the
Two Rivers Water Reclamation Authority to pull together
a scope of work, so I expect it would be a couple months
before we get the RFP out.

MR. DELORM: One of the issues is there is so
much infiltration of rainwater, storm water into the
system, it is substantially impacting the capacity. By
addressing those issues we could recapture the capacity
for future development.

Everybody at every meeting asks about the
environmental issues. Matrix Development Group, our
design group, has been working with the Army to
understand all their phase 1 environmental assessment
work being done, working closely with them understanding
what their next phase of investigation are going to be,
and they have concluded at this point that there are no
known environmental issues at the Fort that would
prohibit development.

There are a lot of things that are there,
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20 underground, above ground storage tanks, PCB's
21 associated with transformers, asbestos in historic
22 buildings, but nothing extraordinary and nothing that
23 developers don't deal with on a daily basis in their
24 work, so they don't feel there is anything significant
25 known at this point. That's point one.

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1 Point 2 is that regardless downstream whether
2 something new is found or something not known is a
3 bigger problem than it appears to be, the Department of
4 Defense is responsible cradle to grave for the cleanup
5 of any environmental cleanup, any environmental
6 contamination that is discovered now into whenever down
7 in the future.
8 There are a number of mechanisms they can
9 employ to do that remediation work that will all be done
10 in conformance with New Jersey D.E.P. standards and
11 regulations.
12 The other thing before I talk about the three
13 vehicles they can use to plan in developing it, we
14 worked closely with Matrix to make sure wherever we were
15 proposing a particular type of land use, whether it is
16 commercial, retail, residential, recreational, was
17 compatible with what we anticipate to be the
18 environmental conditions in the ground below that area,
19 so we are not proposing developing anywhere where there
20 is a constraint, landfills being an obvious one, but we
21 are pretty consistent there.
22 DOD, moving forward, has several options.
They can contract directly themselves with the remediation contractor to clean up all the environmental issues. Another way they can do it, but the second to really expedite that cleanup process, they can, in effect, work with the LRA, which will be after Rick and Frank's planning LRA, and have them oversee those subcontractors that would do the cleanup.

Lastly, what's been done quite a bit around the country they contract directly with the developer of a particular parcel of land to have them do the cleanup for them, and in effect what they do is they subtract the cost of that cleanup from the underlying land value or sale value of the property, and those last two techniques tend to be quicker to address the issues.

I won't go into these in great detail again. There were six basic planning principles that we identified early on in the process. The one on the upper left was this idea that adjacent to the Parkway where you have existing infrastructure roadway systems most capable to handle development should be probably the most densely developed on the site.

As we move from west to east towards the river, that that density should decrease. There should be more open space, more areas to buffer wetlands, so the development doesn't have adverse effects on the ecology of the site.

Secondarily, we saw a tremendous opportunity to create a link system of blue green belts, if you
will, where we take existing water courses, we establish
buffers in conformance with D.E.P. and Army Corp.
regulations, so we protect all those water courses and
we begin to use those buffers as a system to connect
existing open space on the Fort, be it the parade areas,
bail fields, essential portions of the site.

What's the name of the ball field where Sandy
Kofax pitched when he was in the service?

Connect all those together and create a
continuous green belt, if you will, that supports open
space recreation, biking and hiking and walking trails
throughout the entire Fort. So you can see that
represented by green in all the sections.

The third one was this idea if we are going to
open up the Fort, we want to locate new land uses that
are compatible to existing adjacent land uses. If there
is residential adjacent to the Fort on Main Street in
Oceanport, then we want to have residential compatible
with it to the greatest extent possible across the
street. Likewise on Route 35 where we have a corridor,
a major retail corridor in the area, then we want to
front Route 35 again with retail destinations, so we
have those compatibility issues addressed.

Traffic and transportation, near and dear to
everybody's heart, you drive every day. Over the last
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Year and a half I sat in quite a few traffic jams on Hope Road and Route 36 in peak hours where those services, that was service E and F, this plan is basically showing -- it is hard to see up here, but major improvement that needs to be made is a redesign of that interchange at 35, 36 and Hope Road, and there are some preliminary plans developed with the DOT and the Turnpike Authority that we believe we could implement those at a cost of approximately $15 million that we could bring that level of service from F in the morning and evening to C in the morning and evening predevelopment, and obviously as we load back into development, we begin to bring that back up.

Then there are any number of additional major intersections, we only studied seven in this conceptual plan, but major intersections along 35, along Tinton Avenue, along Oceanport Avenue up into Little Silver will all need significant improvement with plain widenings, signal retiming and road widenings as well, and one of the major efforts going forward in this phase will be the undertaking of much more detailed traffic analysis so we could get a handle on what the specific local street kinds of improvements might be as well. We talked a lot about transit. Any great sustainable development here or anywhere across the country is access to regional service, either bus or train. Currently the plan does not include a new train station in either Oceanport or Tinton Falls. However, we have conserved enough land should the situation
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change down the road and folks support a train station
or capital becomes available for that.

What we are proposing in the interim is a
jitney loop connecting to the Little Silver train
station and provide access to all those who work on the
Fort, live on the Fort or recreate on the Fort or choose
to work somewhere else access to all the amenities of
the Fort, as well as to get on to that regional network.

We are also proposing a bus transfer station
on several locations along Route 35 near the main gate
so that those who maybe don't want to take a private car
or can't because they don't own one will have access via
local bus to the Fort and employment centers that will
be here.

I know you can't read this, but we are
reusing, I think it is, approximately 1.6 million square
feet of existing buildings on the Fort. These are
tremendous assets, both from a historical standpoint and
that they are significant architecturally or they could
be significant in the terms of the use that they were
used for in the Fort research, high-tech kinds of

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investigations and communications, infrastructure that's
there in terms of IT services and the like are all very
valuable, so we are going to preserve as many of those
as we could.

One of the key themes going forward is this
idea, and again linked to sustainability, we have a
tremendous opportunity and perhaps some of us will have

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a responsibility to begin to look at renewable energy sources and alternative energy sources. The Fort itself has any number of geothermal wells currently on it which are providing cooling, heating for many of the laboratory buildings. We think it is a great asset, again, for those high-tech operations that we might want to attract to the Fort to be able to lower their cost in tapping in or expanding those facilities.

we also think based on market studies that there is a tremendous opportunity to begin to think about attracting alternative energy and renewable energy companies that are out there, solar, geothermal, might even be wind, solar, methane or battery cell, battery fuel cell research to this campus so that they become part of one sustainable, focused community.

The plan itself I won't go into tremendous detail, but we are focusing on Tinton Falls to orient everybody. The Tinton Falls development we are viewing as largely a mixed use, mixed income housing center neighborhood in a mixed use technology campus that will actively use existing buildings and proposing some new development while maintaining the existing civic structures on that campus.

In Eatontown there are really two nodes of development, the preservation of the golf course and the redesign and reconstruction or rebuilding of the Howard Commons area for mixed-income housing, about 275 units to replace what's there today.

At the intersection of Tinton Avenue and Route
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35 we are proposing a mixed-use lifestyle center. This
is a place with high-end shops, restaurants,
entertainment uses, perhaps a green grocer, something of
that kind totaling about 150,000 square feet. Behind it
can be the area around the ball fields and where the
1,200 buildings are deemed not to be reusable for
anything, it is a new residential neighborhood of
apartments, mixed income, and a combination of a new
town municipal building for Eatontown in Mallett Hall
and they have adapted reuse of the CECOM buildings for
high-tech industry as well.

Moving over into Oceanport, at the Oceanport
line, there is three nodes of development. In the
center we are looking at this green industry technology

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campus which I just spoke to a little bit with the slide
before.

On the south edge along Main Avenue we are
looking to develop a medical and educational campus to
adaptively reuse the Army's health clinic, potentially
build a new facility more up to date for Veteran's and
the community, and there has been ongoing conversations
with the Veteran's Administration about a joint
operation of a healthcare facility there as well as
potentially meeting the additional school needs and down
the road of Oceanport along with some smaller housing
projects.

The historic parade area, obviously all that
housing is going to remain, it will be a combination
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potentially of market-rate housing, potentially housing
for the homeless or some affordable housing mixed in and
potentially university housing.

And then along Oceanport Avenue we are
proposing a traditional main street kind of environment
for Oceanport. We have a bit of a seaport kind of feel
to it with substantial residential development behind
it, and you can see throughout all these green areas
there is nearly 48% of the site, 1,126 acres, are being
preserved as open space and clustering very densely
development. I won’t go through these in great detail.

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The overall development program calls for
about 5.9 million square feet of development. Within
that major components are commercial space of about
2 million square feet, residential 2.5 million square
feet, but we have two hotels, a significant town center
kind of character for each of the municipalities, retail
mixed entertainment front, hospitals, I talked to
before, you can see the total acreage on open space, and
the preservation of the golf course.

Let me jump then into the specific plan for
Tinton Falls. We have had a tremendous amount of
dialogue with the planning board, a planning consultant
and the mayor and the municipality in developing this
plan and I think it has evolved where it is very, very
consistent with the plan that was promulgated by the
community.

So let me go through that again fairly
quickly. Here is the municipal building we are sitting
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in right now. What we are proposing is that there be a public green acre about and acre and a half or so right in front of this building leading into the development off of Pearl Harbor Road, and that green will be surrounded by about 80,000 square feet of retail and restaurant type uses, perhaps some professional office space and the like in it. There would also be a

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1 cornerstone civic building and a new library site, maybe a 27,000 square foot library building, which could possibly have affordable housing above.

Moving forward, this area would have more affordable, moderate income housing over the top of those retail facilities.

In the centerpiece of that green would be a small retail, probably restaurant pavilion and amphitheater where a community can come together, watch fireworks, watch an evening concert, movie on the green, attend an art show, those kinds of facilities.

Then that main green extends on access into largely residential neighborhood initially lined by three-story apartment buildings and terminating in a small field house and approximately 12-acre public recreation space where we have ball fields for soccer and football, as well as baseball and softball diamonds and other courts, and things can be worked into that design, and another small lot which will be basically made available for the municipality to use at some point down the road.
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There is a total of 288 residential units in
the plan. Twenty-two of those are a reuse or adaptive
reuse of duplex housing units, those brick buildings you
see from Hope Road. There is about 39 small lot
residential units. These are a third of an acre to a
half an acre in size fronting on Tinton Avenue. After
talking to the municipality the feeling was with the
single-family residential across the street, we want to
maintain similar character, but not as gracious in terms
of the lot size that exists today, behind it combination
of town homes and much smaller lot residential
properties totaling 288 units. We are proposing
maintaining existing structures in the area.

Obviously the child development center is
being preserved, and there has been a discussion
potentially moving the kindergarten or pre-K classes
there to free up room in schools in the district,
maintaining the pool facility, in fact, potentially
expanding it with tennis courts and basketball courts,
things of that nature. We are maintaining the teen
center. The gas station would remain as well, and the
firehouse, which would remain an operating firehouse
within the municipality.

The other major area you see in this lavender
color is the business campus. The heart of that is the
adaptive reuse of the Myer's Center. After a lot of
discussion and market investigation we think it is
prudent to initially try and market that as a data
center.
There is a tremendous number of financial institutions, insurance companies that are all looking for back office and basically data recovery space around the State within an hour's drive or so of Manhattan and other centers where they are located. We think by subdividing this building into two or three pieces, we could make it marketable for those.

If down the road that doesn't come to be realized, we look at demolishing it and developing a new facility in its place, but that has a cost of 4 or 5 million itself to take that building down, so it's prudent financially to try to market it for reuse.

It is then supported by an additional 225,000 square feet of Class A, high-tech space or corporate office space in the area surrounding it.

Couple other buildings proposing to maintain, building 2525, very long, one-story building recently renovated, in very good shape, and we think professional office space for that, potentially some medical uses, and things happen fairly readily if that building remained available.

Then the shops down in the back along the railroad tracks we propose that those have specialized fabrication equipment in them that we would again try to market those for companies doing metal fabrication work.
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and the like where they can just move in and reuse those facilities. It would be a quick like 2525, something that can happen fairly early in the redevelopment process.

Lastly, we have the fire and police training in the back maintained for municipal and potentially State Police training in those facilities that exist, and the whole thing is wrapped up in a very strong, open space plan approximately 100, 105 acres of open space along the wetland areas to the south that will be conserved and protected for walking trails and nature trails and the like, perhaps a boardwalk, some things eventually developing within them, and bike ways leading back into the areas of the site and consistent with the proposal by the municipality, and congratulations, Mayor, on the recent letter for the open space national parks services, but there would be 100-foot buffers basically surrounding the entire development, so they can include trails and buffer the impacts to the surrounding areas.

Here is the overall program again. I'll let you read these rather than my go through them, but it is a fairly substantial proposal and we believe there is a number of pieces of this that could go particularly early in this position, particularly the area along

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Tinton Avenue where there is no existing structures and have the Department of Defense move the fence line back, secure the facilities that remain there, and we could
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see the development of the town center and potentially
this residential end fairly early in the plan.

This is just a simple land-use diagram, yellow
and beige color, to give you a clear picture, being the
residential areas, orange and red commercial or retail
sites within the development, the blue are civic
facilities, the library, municipal building and
development center, the teen center and the fire
training and police training facilities down in the
back, green being the open space.

I talked briefly about the jitney, which is a
preliminary loop idea how the jitney will work its way
through the development. Obviously it goes off the
page, runs down and connects to the Little Silver train
station, but probably every two block kind of pattern
you can stop and get on a small jitney bus which could
take you around the site which connects to all the
various centers, as well as some areas that are a little
more offset within Eatontown and elsewhere.

Open space I touched on, about 100 acres in
all, we are seeing those here, the golf course in
Eatontown about 157, 160 acres near 99, and the dark

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green areas ecological conservation zones, light green
for active recreational areas that are proposed for the
development, then these dash lines representing some of
the trail systems that would be developed within Tinton
Falls, they total about 3.25 or 3.22 acres of trail
system currently.
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This plan is really showing you that the
belief, at least on our part, and I think of your
planner's, and hopefully your municipality, that great
communities, walkable communities, have a totally
integrated street/sidewalk system so that people can
walk. We walk on to new developments where people are
out walking their babies in their carriages and they are
going down the road, and we don't want that kind of
place here. I think a big piece of that is providing
people safe passage on sidewalks connected to all areas
of the use area.

In the report you also see the beginnings of a
street network, the orange streets being the more
significant connections to existing roadways, and then
smaller, more neighborhood streets, showing blue and
green, within that we've begun to begin to get at the
class of each of those street types, and these are
basically designs that establish building setbacks with
sidewalks, street tree planting areas and the like and

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begin to get at placement and character, how people will
move around, and this is simply a detail where you can
see the total distance of the right-away, the setback
from the road to the buildings, sidewalk areas, planting
areas and the like.

With that that's a quick overview of the plan.

I'm happy to answer as many questions as you have a
little bit later in the program, but I'd like to turn it
over to Aaron Smith, who will introduce the work that
ERA is doing and then hand off to Tom.
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MR. SMITH: I'm going to talk briefly about -- this wasn't originally on what we were going to talk about tonight, but we decided to include it and briefly touch on the market analysis that was done, as Tim said, close to a year ago and went into the plan you just saw, and talk a little bit about the work we are doing right now on enhancing the revitalization strategy and business recruiting strategy.

I want to walk through that quickly with you and then turn it over to Tom and talk about the community impact piece, but first we just wanted to highlight, and instead of walking you through all the details that was presented about a year ago, that the market analysis that went into the plan that you see here.

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We did a detailed analysis on demographic and economic conditions, real estate conditions, including hotel, office, small business offices, retail, residential markets. That all went into trying to develop a realistic picture of development projections in the region that informed the plan, so that helps us going forward as we look at the revitalization so we know that plan is within a relative range of market expectations for redevelopment over a reasonable time period, and we feel confident in the ability of the plan to meet market demands going forward and the opportunity to redevelop the installation.

So that we were brought back into the project
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again to look at these two components, which one is a
refinement of the revitalization strategy, and second is
community impacts piece or what we call a fiscal impacts
to the local communities.

I'm going to touch briefly on the
revitalization strategy, which is really focused around
how do we take the work that was already done in the
market analysis and the labor-market analysis that has
been done previously particularly by the New Jersey
Department of Labor and Workforce Development, which
they have done extensive work in looking at the regional
labor market pool, the opportunity to develop skills and

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reemploy both existing employees from civilian
contractors in the installation as well as develop other
skills based on other skill sets in the market, and what
we try to do is take that analysis to another step. The
way I can describe it is trying to develop a framework
for the State's Office of Economic Growth Economic
Development Association to be able to develop targeted
strategies to outreach companies. We are trying to
provide them with the information they need to do that.

In particular, we are focused around the
economic strategy that Governor Corzine has been talking
about in biotechnology and technology communications and
telecommunications and information technology and clean
energy, and as Tim said, there is actually some
installation assets that we think are potentially
reusable for some of these data center components.
There are high-tech facilities that are secure that
could be good for research, and we think there is an
interesting fit for some immediate revitalization for
some of the facilities, but we are going to dig further
into the analysis.

First, so you have an understanding what we
are looking at, the process we are going through, it is
really in four phases. First is some case studies with
other BRAC and non-BRAC redevelopments of facilities or

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open parcels that have been done elsewhere and across
the country. We are focusing on five that are located
in various parts of the country, but we felt had similar
characteristics. This is to get an understanding of
their timelines, tools that they used to redevelop the
site, how the business recruitment fit with the other
uses that are on the installation for the site and give
it a sense how these organizations went about
redevelopment to see what we could apply to the work at
Fort Monmouth coming forward.

Second is interviews within the State and
really outside the State as well, extensive interviews
in the core clusters that I spoke of a minute ago.
That's to get an understanding of their specific needs
that they have in this market. When they come, why or
why are they not looking at New Jersey as a whole in
this region of New Jersey as a location for relocation,
and how can we take the installation and market the
assets most effectively to meet the needs of those
industries.
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we have gone through close to three dozen
interviews at this point with representatives from state
agencies, from industry associations and from industry
corporations themselves to get an understanding of what
they need.

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The third piece is looking at existing
programs that the State has and other agencies within
the State other than just OEG and EDA, what they have,
how can they be applied to the findings we are
discovering, how can they target some of those programs
to redevelopment at Fort Monmouth to try to reinvest
that here, as well as looking at programs outside of the
State, some of the studies we looked at, some of the
region, what some of the other states and cities within
the region are doing as well so we could develop a
picture beyond what the State currently has in their
tool kit to use, what are innovative strategies done and
how can the State apply that to Fort Monmouth.

The final one is just another follow-up round
of surveys to the existing contractor communities. We
are doing that. If that has been done in the past with
some one-on-one interviews with a number of companies,
we are going back to do a survey to get an
understanding, again, business drivers, their relocation
decisions, why they may or may not choose to stay or
relocate with the installation to Aberdeen and as well
as their employees with the skills that they have, and
really what's the connection to the regional economy so
we could get their understanding again. If we are going
to reuse these installation assets, are there ways we
could retain the existing employment base and at least
some portion of the operations of the existing
contractor community to reuse these assets.

Finally, just the goals that we are trying to
do, I alluded to this before, really we are trying to
identify what are the key clusters within those broad
industry categories. We are looking at what are the
specific industries within the market that might be able
to fit well at Fort Monmouth. Biotechnology and
information and communications and telecommunications
are big clusters. We have been trying to drill down to
identify specific things that we are looking at in a
more targeted nature.

Second is understanding what those industries
need and how can we position Fort Monmouth and the
assets here to meet those needs, and how can the State
market those needs.

The third and fourth come together to what I
said a minute ago. We want to develop a framework that
the state can use to implement and develop their own set
of tools that we could bring forward to companies for
recruitment and retention here in New Jersey. We are
not necessarily -- we have had extensive conversations
with OEG and EDA and what we are trying to accomplish is
providing the information and tools they need to develop
specific, targeted methods that we could go out and talk
to somebody specifically and recruit specific companies
to come here and relocate to Fort Monmouth.

As quickly as I can, that's the overview of
the revitalization strategy. We want you to know that's
ongoing. We are working on that over the next three to
four weeks to wrap that up. That will be part of the
final submission. That goes forward so that we could
help spur some of this revitalization and reuse of some
of these assets.

With that, I'll turn it to Tom, who is going
to talk about the community impacts and fiscal impacts
of the revitalization.

MR. MARTENS: Good evening. I'm Tom Martens
of Economic Research Associates. As Aaron said, when we
talked about community impacts, there is fiscal impacts,
which is basically a comparison of the potential future
tax revenue compared to the future cost of serving the
future employees and residents at this location. We
were focused on the three jurisdictions that encompassed
Fort Monmouth base, Oceanport, Tinton Falls and
Eatontown, and within those we looked at the municipal
operating budgets, the local district school funds and
also the regional high school districts, so the impact
we look at fiscal revenues, and those come primarily

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taxes, and that comes from basically anything paid. The
property tax is any privately held or operated use on
the site.

Fiscal costs, we'll get to those in detail,
but, again, it is for each of the jurisdictions to
provide services for the employees and the residents.

Just a quick overview of the process
determining a net fiscal impact. First, analyzing the
development program and from that develop an assumption
as to population that would be on site from the
residences and the workplaces, and then assigning of
value to each of those tax-generating uses on the site,
applying tax rates and then pulling out the cost based
on current municipal budget funds that are spent on each
line item providing public services.

This is an overview of the development
program. It is a little faint, but you can see during
the first 10 years is the first column, anticipated
second 10-year period would include the following column
to the right, and those are additives, so by year 20
development would include the first 10-year column and
the 20-year column.

Again, this will be posted on the web site.

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You can check it there.
Our first step was to meet with the borough
administrator and chief financial officer of each of the
three jurisdictions, here Tinton Falls, the CFO and had
a telephone conversation as well with the borough
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administrator and also spoke to the tax assessors and
school administrators. These are the MIL rates that we
use for our tax generation. Interesting, both Eatontown
and Oceanport had re-evaluation a few years ago. The
market slipped slightly so they are actually at 103% --
their assessed value is 103% of the market. Tinton
Falls has just undergone as many may know reassessment
putting Tinton Falls at 100% assessed value, so we had
to use -- we used established rates for this year for
Eatontown and Oceanport. We used projected tax rates
for Tinton Falls to correspond with the new 100%
assessed value to market ratio.

Now, to determine the market values, which
really are what drive the assessed value, we use the
income approach for those types of properties that would
collect rent, so office space, RD space, retail space,
rental apartments, those specifically. This is verified
with the local assessors who typically value on an
income approach where you take the net operating income
and apply a capital base rate. Generally in this area

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it is 8% according to the assessors, but it can go up or
down from there.

we use a comparable approach which is where
you look at sales prices of comparable units. That's
the most common method used for the sale of residential
property.

we used a comparables approach for the golf
course and the gas station, but those are based on the
comparable sales than assessed value by searching the
tax assessed database for what other gas stations are
assessed at and other golf courses were assessed at.

Public service cost assumption talked about
how you determine the rent tax burden generated from the
rental property tax, also hotel room tax we added in.

This next section deals with how we determine
how much it will cost to provide public services to new
residents and employees. We relied on the per capita
marginal cost approach. Any or you who are familiar
with urban planning issues and fiscal analysis, which
has been widely analyzed, what this does is assign the
cost to either the residential population, the
employment population or both, and for each line, so say
please, please respond to both residences and
employments, so that includes the entire population, so
basically we get to a per capita cost.

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So of that entire 24-hour population of
workers and residents, what is the cost of providing a
police force? So we have our per capita multiplier
which we apply to our future population we are adding to
this location. Some line items in municipal budgets are
fixed costs where if you add new people, those costs
will not go up. Other items are variable items. If you
add new people, those costs will change to reflect those
new people. Generally employees of the municipalities
are considered fixed. However, since it is a large
change to the local budgets, we have assigned an
increase to account for increased staffing and those
line items affected by the new population.

Included in fixed costs are salaries and wages
of the employees, variable costs which vary directly
with the population, on-site utilities, equipment
repair, maintenance, machinery.

Again, we created a pro rata allocation for
each of these costs for residents and employees and
applied those to our projected on-site employment.

Again, this analysis is looking at ongoing
operations. It does not include one-time capital costs
up front, which will be part of a further analysis
later.

The school costs, those are based upon

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residential units and the numbers of projected pupils
coming out of the residential units and the current cost
per educating each pupil. The source we use for school
child generation factors or children coming out of each
household were from what's considered the New Jersey
standard for determining pupil generation and planning
of public policy data as of November 2006 based on
previous census. Applying the cost per pupil we take
the total budget, but net out those funds provided by
the State and the Federal Government, so we are only
looking at the cost of the education that is paid for
directly through your property taxes, not paid for by
the State and Federal governments. Here is a breakdown
of the total cost on a per capita basis.

If you'll notice first, the resident costs are
higher on a per capita basis than employee costs because
residents use more services in a municipality than
employees, so you can see the total residents of Tinton
Falls is about 17,000, workforce of just under 7,000, so
this sort of sums up the revenue and the cost, so Tinton
Falls has the red box around it on the bottom, so each
of the jurisdictions -- and these columns are not
additive, so this means by the amount of development we
assume we are going to have by year 10, that's the
annual cost we are looking at. In the year 20, that is

the annual cost for all of the development we anticipate
by year 20, so Tinton Falls' municipal funds we have a
net positive both over the first 10-year phase and after
20 years, as well as for the local school district and
regional high school districts.

MR. HARRISON: Thank you, Tim and Tom and
Aaron and Frank. I'm sure we will be calling on you
during the next phase of this public hearing.

I would ask that commenters queue up in the
center aisle at the microphone, state your name and
address clearly for the court reporter. I'm going to
ask that you only ask one plus one follow-up question
per person. If you would like to ask additional
questions, you can return at the end of the queue, and I
would ask you limit to the extent possible your comments
and questions so everyone has an opportunity to be
heard. We may not be able to answer every question, but
we will attempt to provide answers via our website, and
I would like to move to the head of the queue.
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Mayor Maclearie, if you would like to make

comments.

THE WITNESS: I'll let the public go first, if
that's all right.

MR. LAFFEY: Michael Laffey 38 Nevil Street.
I'm a member of the Tinton Falls Board of Education. I

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am here on their behalf this evening.
We are concerned primarily about the housing
component of this plan, because that's what will have an
impact on our school system.
Our schools are at near capacity. In addition
we have state requirements coming on line regarding
preschool and special education students which will put
additional stresses on our space capacity.
I know that your plan indicates 30 students
are expected. Our demographer calculates 78 students
based on the 288 residential units which will come to
Tinton Falls.
Not only will it stress our space, but it will
have an impact on our transportation costs. Each new
bus route currently costs us 30 to $40,000. With
increasing fuel costs that will increase additionally.
I would hazard that this is probably going to result in
a minimum of two to three additional bus routes for the
school systems.
We have additional financial constraints on us
because of caps put on us by the State, which makes it
difficult for us to raise additional funds.
In short, we believe that this will result in
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class sizes will have a negative impact on the school system's ability to educate the children.

I would also note that during the discussion you mentioned the possibility of the existing preschool being used for an educational facility. However, it's our understanding that that building does not meet state requirements. It would be very difficult to retrofit, and it would require state waivers in order for it to be used for that purpose.

I have a more detailed analysis of what I just said. I have a number of copies and I would like to present that to the committee.

MR. HARRISON: Thank you for that, and hopefully should we require more information, I'll talk to your sources.

Anybody have anything comments?

MR. BANISCH: I think we have to see the basis for the difference with the demographer.

MR. HARRISON: Thank you.

MR. LAFFEY: I will have our administrator contact you regarding that.

MS. WARD: My name is Claire Ward. I am from the Borough of Shrewsbury and I represent the committee to prevent the destruction of Shrewsbury.

For 14 years I and my committee have kept New
Jersey Transit from activating the CSX Conrail line
which looks over nine on your maps and in which you say
you have reserved the ground to build stations on. This
will have an absolutely destructive impact on
Shrewsbury, and if you want to have a sensible approach,
you should consider adjoining communities when you go
for community impact.

This is not an island. It may look like it to
you, but it is not, and that train will destroy
Shrewsbury, and it may result in the loss of a
tremendous amount of lives south of the town dump,
because this line goes through atomic weapons bunkers on
both sides of it in Earl Naval Weapons Depot.

There is furthermore a court decision, and I
don't have the docket, but I have it at home, that when
they took down the Shrewsbury Avenue overpass and put
the tracks at ground level so that automobiles ran over
it at ground level where the tracks are as you come up
Shrewsbury Avenue from the shopping center, that forbid
the use of passenger traffic on the CSX Conrail line
forever.

It will cause the loss of life for vehicles
for the rescue of people in the township. The little
township of Shrewsbury there is only one entrance and
exit and the vehicles that rescue or provide police and

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be able to get there and people will die. Businesses
will whither and go.

We have just opened a fantastic library.
Nobody will be able to get to it. Is this what you want
to accomplish? I leave it up to you.

Please don't destroy Shrewsbury, because I
have spent 14 years of my life keeping the destruction
out, and I will not have it happen now or even 20 years
ahead, and the people that live along that track are
desperate. Their property values will be destroyed, and
for the pleasure of your development to destroy the most
historic place in New Jersey is just a deplorable idea.
I think you should have a meeting in Shrewsbury and see
how we feel before you start factoring in trains to get
people down to Lakehurst. That's what it is about, but
it is also going to be coupled with trying to get the
liquid citizens to New York, and New Jersey Transit is
licking its chops, and we will not permit it. We will
fight you in the Court, and we will lay down our bodies
on the track, and if you want murder, we'll give it to
you. Thank you.

MR. HARRISON: Thank you for your comments. I
want to point out there is no train station called for
in our plan, and, in fact, we have sat down with the

BOROUGH OF SHREWSBURY, MAYOR AND COUNCIL AND OTHERS ON A
NUMBER OF OCCASIONS.

MR. COHEN: John Cohen. I am a member of the
Monmouth Regional Board of Education.
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On your plan coming out of -- over here by the
entrance to Borough Road and in the center you have a
little line going into Monmouth Regional property. I
just -- we are assuming that that is going to connect
the two roads so that it is semi-straight road. If that
is true, the board would like that to happen, especially
if there is a light being put up there. We desperately
need that, especially at 7:30 when school is going in
and coming out. It is really a good idea.

Second thing your demographic study it shows K
to 9 and 10, 11 and 12. We are a K-8 district, the high
school 9, 10, 11, 12 district, so your demographic
numbers are off, and we would like that to be looked at
to change to see what is going on.

And in your slide on the regional impacts just
now with the money, you know, you are saying Eatontown
and Tinton Falls. Well, it is one district. We are one
district, not separate, so that should be combined as
impact also, but the main thing is to find out in your
demographic study if, you know, what a K to 8 district
is and what a 9, 10, 11, 12 district, not the way you

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have it in your plans.

MR. HARRISON: We appreciate your comments.

Tim, the straightening out the road?

MR. DELORM: You are right on the mark. Our
intention is to create a safer intersection, signalized,
crosswalks, and get the offset out of there that is
today. It is an ongoing safety tissue.

MR. COHEN: We appreciate that. That is a
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9  good idea.
10  Unlike the grammar school, we look at the
11  numbers and we try to figure it out. I think we are
12  going to be okay with the additional students because we
13  now educate some of the military children from Fort
14  Monmouth now, so there will be a loss and gain. If your
15  numbers -- we read them correctly, we are going to be
16  okay, but we are still, as Mr. Laffey said before, it is
17  going to be close. Thank you.
18
19  MR. HARRISON: Thank you, sir.
20  MR. MAHEY: My name is Tom Mahedy,
21  M-A-H-E-D-Y. I am with FMERPA.Us, which is the Fort
22  Monmouth Earth Renascence Peace Alliance, which are
23  folks that would like more information.
24  A few comments. I would disagree with the
25  environmental evaluation. The Army, the Pentagon, has a
horrible record of cleanup. I live in Wall Township.

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1  Camp Evans has been given to the township, and there is
2  still a lot of toxic waste sites that have not been
3  cleaned up. My daughter used to play softball there on
4  the fields, and I'm actually very concerned with that.
5  Also McGuire Air Force Base, they are not going to abide
6  by the laws of cleanup, and there is many web sites
7  concerning military toxics.
8  If you put that into a search, you'll see that
9  there are many sites around this country and around the
10  world where the Army and other branches have not cleaned
11  up.
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And I also wanted to point out the fact that
the places where you are planning on having your green
zones, many of us call that gangrene because it is dumps
and toxic dumps there with no liners, and it is
basically a cover-up in every sense of the word. Plant
a few trees or bushes, and actually things on some
sites, I was told by folks who went on the tour, it is
actually coming through the surface. It is also a flood
plane, and with the rising tides, that will continue to
be a problem.

As far as Matrix assuring us everything is
fine, Matrix has a conflict of interest. They are
trying to privatize it and trying to be manager who
wants to oversee the -- actually, they aren't calling it
cleanup, they are calling it remediation, and folks who
have been going to the environmental meetings on the
RAB, as well as environmental subcommittee, there is a
lot of concerns, and the DEP has just lost 2,000 jobs,
and what's acceptable hasn't been set by industry, so I
don't agree that it's a green plan.

As far as the green spaces, as far as putting
trails over top of that, it would be very dangerous to
the public health.

Furthermore, if you are planning on putting
schools in the area, I saw where the schools were going,
and, again, there is a number of dumps right there, and
they are not landfills because they do not have liners
and it has not been capped. Secondarily, concerning
housing, Howard Commons, West Fall and NCO families who
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live there, it was encircled with fences. The people were removed from there, and so the heat and gas was turned off. I believe it is 486 units that will be demolished there. A number of us working on housing issues do not have faith in FEMA or HUD after seeing what they have done in New Orleans and around the country, and many folks called HUD not Housing Urban Development but housing urban demolition.

And furthermore concerning the housing, there has been a deliberate under counting to the amount of

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needs here in the County, and Virginia Edwards, who worked for the County, stated that in a subcommittee meeting, and Rose Estefon also gave a report that talked about that as well that we are still trying to get copies of. The housing has been deliberately under counted.

I have a number of other issues, but I'll go to the back right now of the line.

Anybody want to respond to any of this?

MR. HARRISON: I didn't hear any questions, Tom.

THE WITNESS: I will leave the comments as they are.

MS. ZUCARO: My name is Linda Zucaro Z-U-C-A-R-O. I'm a resident of Tinton Falls, 127 Mill Lane, and I'm also active with a group called the Monmouth A-Team advocating more affordable housing in Monmouth County.
I have two unrelated questions. I curled up with the plan a few hours this week and came up with more than two, but I would like to ask these.

This first one is a bitsy question. Where, if at all, in Tinton Falls are rental units projected? Can you retrieve that slide that showed the overall pattern of development? I know you referred to almost all the residential areas as mixed-income housing. That covers an awful lot of ground, and I wondered if you could identify if there are anywhere rental.

MR. DELORM: We could tell you when the developer comes in down the road and submits his plan, that may change where those units might be, but it's reasonable to believe that the units that would be more apartments will be located throughout the town center and along this strip of boulevard leading to the public park space are most likely areas that you would have affordable housing, rental apartments, if you will, located within this area. There may also be some townhouses and Hemp Hill existing housing, that could be made rentals, but I can't be definitive.

MS. ZUCARO: Thank you. That helps. That helps.

And my second is sort of a comment question. I'm looking now at the section 10 next steps implementing the vision, and the first condition was the first topic there concerning co-obligations, which interested us a great deal as they do interest the FMERPA process. It says here that FMERPA commented on
the proposed rules asking whether the affordable housing
obligation related to Fort Monmouth, and here is the
part I'm interested in, could be met by the host

municipalities on a regional rather than an individual
basis.

My understanding in the legislation A500 in
the Senate bill that went along with it is that Fort
Monmouth was set up as a special region in that
legislation which permits COAH to treat it as a region
as opposed to be a separate municipality, and although I
imagine the questions around that are some of the things
that get unresolved, maybe Mr. Banisch can enlighten me
there. has the planner, the planning process, envisioned
what might happen if, in fact, the obligations generated
would not be met by the individual municipalities, but
by the regional?

That would be my question.

MR. BANISCH: MRS. Zucaro, we did have an
opportunity to meet with COAH to talk about this
precisely. As you say, A500 and the accompanying Senate
companion legislation does provide that there is a
unique reference to Fort Monmouth and to the Meadowlands
as providing an opportunity for municipalities within
those state defined entity areas to have an opportunity
for an affordable housing partnership where the units
that are required in any one town don't necessarily all
have to get built precisely in the town they are
required.
I think it is important to note that partnership opportunity exists for other municipalities whether or not they are within these state mandated regional areas that have been identified, so it's not so much there is a unique region being established. In fact, COAH has not agreed at this point and A500 does not provide for the designation of a different housing region of any sort, so we are still within the COAH specified housing region classification as it existed.

What we are allowed to do, however, particularly if there is use to identify a revenue-sharing approach that would make it appealing to the towns to have different things and different ratios happening in different communities, there might be some logic to that, is going to wait until they see if we could come up with a revenue-sharing approach. The communities haven't indicated that in meeting their affordable housing issues will use that technique, and I don't believe there is a housing region that has been defined.

MR. LIKE: Russ Like, Monmouth County Planning Board, 1 East Main Street, Freehold, and I have a question.

In the previous version of the reuse plan you had given pretty specific projections of the number of
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1 jobs which will be on the Fort site both near term and
2 longer term. I haven't seen analysis yet tonight. Are
3 you giving an analysis? Have you done anything like
4 that? Is it left vague more purposely at this point?
5 MR. HARRISON: I'll ask Aaron to help me out
6 with this as well. As he indicated earlier, we are
7 currently in the process of redoing the economic
8 revitalization study. It is not complete yet. That is
9 not part of our commission to HUD. That is a
10 requirement of the State statute, and maybe Aaron can
11 fill us in on exact dates, but I don't believe that
12 study is going to be ready for final approval until
13 sometime in August, and so we are not prepared to
14 address those issues at this time as part of this
15 hearing, and, like I say, that is not part of the
16 requirements for the application for this public
17 hearing.

18 MR. LIKE: But you will have some numbers to
19 present some point in time?
20 MR. SMITH: We are working with the base
21 numbers that I think you probably saw before presented
22 earlier from Labor and Workforce Development, as well as
23 some other work that has been done here. I think that
24 broadly speaking, and making a projection on jobs is
25 probably the most difficult thing to do for

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1 revitalization like this over 20 years, but what we are
2 doing is trying to work within a framework of
3 understanding, whether or not those are a reasonable
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target number, and we are trying to focus our efforts
now on helping the State develop the tools so they can
get to those numbers and create those jobs, so I would
like -- I wouldn't expect a great refinement or
additional analysis on the actual number of jobs
projected, but strategic recommendations on how the
State and other agencies can move forward and create
these jobs.

MR. MAHEDY: Tom Mahedy for the Fort
Renaissance. I would like to comment that the meeting
for the 15th is at 10 a.m. I would like to see if that
could be changed more for the public to attend.
Anybody want to respond to that?

MR. HARRISON: I only heard a comment.

MR. MAHEDY: Can we change the 10 a.m. time so
more of the public can attend?

MR. HARRISON: We are not considering it at
this time. FMERPA set that.

MR. MAHEDY: It doesn't lead to public
participation.

I wanted to comment as talking about as far as
the areas of industry, the nanotech and biotech and IT

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1 tech concerning each of those. The murders of the State
2 actually wrote it down, plans about stem cell research
3 already.

As far as nanotech, it is very -- there is a
4 lot of concerns about that as well. I look into the
5 negative side of that as well.

As far as the high-tech, there is talk about
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bringing on some of the contractors. There has been
some talks with CACI who is now being sued for this
torture. I would ask that you would look at the
contractors, and if they have any type of background
like that, they would be disqualified.

Also organization not in favor of bringing our
contractors having private Army, because we would lose
control as well as we lose any incentive for peace when
there is a lot of money to be made.

As far as the McKinley Act, we feel that is
being violated by the undercounting of homeless people
in the State or the County as far as the subcommittees.

If you look at the subcommittees that have
been presented as public members, many of the public
members are lobbyists for corporations and many of the
public have not been allowed to be on these
subcommittees and they have access to more information
than the public do.

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As far as the base and the environment, the
employees don't drink the water on the base. As far as
the Myers Center, there is a lot of concerns about
contamination there, actually in the courtyard of the
building. The golf course, there are concerns as far as
archeology, and there have been artifacts found from
native Americans, and folks have said who worked here
for a long time say that's why their golf course was
built, so if there is any plans of putting it on the
DeVinci Center, that should be looked at a lot more
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carefully.
And just to finish up, two short comments.
The Vet's hospital should remain a public institution.
It should not be bulldozed. Once it is privatized, the
Vet's would have to pay copays and will have less
access.

And the last part, as far as the cleanup, as
far as -- I have an article concerning the Meadowlands
and Encap. They were given $50 million by the State for
cleanup and that money is gone with no follow-up on
there, so I don't -- my concern is that the towns or the
County are being held holding the bag if there are and
in the future found to be more of toxic sites. Thank
you.

MR. WELCH: My name is Phil Welsh, Jr.,

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W-E-L-C-H, and I'm a resident of Middletown, and I am
also a member of the Monmouth Advocacy Team.

On the chart that you have up there it shows
288 dwelling units. I guess this is for Mr. DeLorm. Of
those 288 dwelling units, are 72 of them going to be
affordable units? That's approximately a quarter.

MR. DELORM: Approximately a quarter. That
was our statement earlier, in earlier presentations, and
currently with the State of the COAH regulations we
don't know what the exact number will be, but our
current intent is to do 25% of the housing as affordable
housing.

MR. WELCH: Thank you.

Then my second question is for Tom. When you
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did the fiscal impacts, it appears you did not assume
there would be any revenue or cost sharing among the
municipalities.

MR. MARTENS: Well, there may well be, but
without an actual agreement, I can’t model what that
impact would look like, so I had to model it as though
each were going to cover their own costs with their own
revenues.

MR. WELCH: But there is a possibility if they
do revenue and cost sharing, it might actually -- the
fiscal impact might be more positive than what you have

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down there.

MR. MARTENS: Potentially.

MR. WELCH: Thank you.

MS. ZUCARO: Linda Zucaro once again. Another
COAH question, probably Mr. Banisch.

We would like to think those of us advocate
for affordable housing. Fort Monmouth would bear not
only a residential growth share obligation, but a job
growth share obligation. Has any of that been in
discussion with COAH?

MR. BANISCH: One of the items raised in these
discussions and representations have been made by TCA
that there would be some accounting for the jobs lost
here. That would sort of be kept in mind as we move
forward before a new growth share would accrue from jobs
that return to the Fort, so basically between 5 and
6,000 jobs that were here at the high point and that
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will ultimately entirely be lost would have to be
e entirely regained as we understand now before growth
share would accrue on additional jobs beyond that
number.

MS. ZUCARO: Certain credits are fair for job
loss, but we are not excluding the possibility there
would be gross share for jobs generated.

MR. BANISCH: Jobs generated beyond the number

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1 of lost is what the net job generation, that would
2 involve a growth share.
3 MS. ZUCARO: Thank you.
4 MR. WALLS: Noel Walls, W-A-L-L-S. You have
talked about road improvements. You talked about doing
stuff with Hope Road and Route 36. Is there any plans
for any kinds of road improvements north of Hope Road on
Hope Road north of Tinton? Sycamore Avenue? Hance
Avenue?

MR. DELORM: As I said, first there is a
complete traffic assessment of existing conditions on
the website which go into more detail. Our traffic
consultant couldn't be with us, but the major
improvements we have identified at this point is
improvement of the intersection at 36 Hope Road,
widening of a significant portion of Hope Road running
up to Tinton Falls, the widening of Tinton Falls as
well -- excuse me, Tinton Avenue being widening on our
side, on the Fort side of the property from basically
the Parkway all the way down to the main gate of the
Fort and as far up as the intersection at Sycamore. We
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22 would anticipate there would be improvements there as
23 well.

24 All of these improvements are subject to a far
25 more detailed traffic study, which would be required at

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the next stage of planned implementation, be it more
2 than likely by the development community themselves.

3 MS. WALLS: I didn’t follow, so is the County
4 involved with that then too and the town of Tinton Falls
5 involved with those plans?

6 MR. DELORM: We have had conversations with
7 the DOT, Turnpike authority, traffic engineers on the
8 project and discussed in large kind of scale what are
9 the major improvements at this point that would likely
10 be required for the level of improvement we propose.

11 Now, who will pay for those, this is a
12 conversation ongoing and needs to continue to be
13 discussed. In all likelihood improvement that’s
14 warranted by development of the Fort would largely be
15 borne by fair-share costs associated or attributed to
16 the developer himself. There is also some regional
17 improvements that need to be made to the infrastructure
18 that currently exists that are not related to the
19 development of the Fort. Apparently Hope Road and 36
20 are those that require improvement.

21 MS. WALLS: Would you be looking for
22 improvements to be done before this takes place?

23 MR. DELORM: No, they would be phased in as
24 development happens to achieve, if you will, kind of

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building or the residential or retail a detailed traffic
analysis is required as part of the IS process and it
would identify all improvements, major and minor, that
would be required to support that level of development
at that time, so all these things would not happen at
once. They would happen as the project is phased in.
They would be improved in a phased way.

MS. WALLS: Thank you.

MS. LAWRIE: My name is Joan Lawrie. I live
at 11 Wildflower Court. I am a member of the board of
directors for the Monmouth Association of Realtors, and,
gentlemen, I have had the privilege of being at many of
your meetings, not all of them, but many, many of them,
and I know the detail of this plan has been extensive.
I have a question that very much points to the
information you just brought out, the phasing in of this
Monmouth project at our Fort Monmouth.

In other words, Tinton Falls looks like a
nice, neat, little package that can come on board with a
lot of residential town center options and has nothing
to do with the redevelopment of the Fort itself. Is the
housing and the redevelopment tied in in phases to the
new jobs that are being -- that are going to be produced
at the Fort, because I have this terrible, terrible fear
that we may not be in a position in this economic
environment to attract the kind of industry we need to
support all these grand, monumental plans, and that's my
biggest fear.

And have you also put into your consideration
the possibility if these fail, these plans do not
materialize as you projected, that you will have to go
to a plan B, redevelopment zone taxing and things that
are going to bring in ratables into the area?

I mean, when I look at your projections on the
per mil rate, you are going on happy day inventory. You
are really saying in the best possible circumstances
this is what we could expect, but I don't really see
where you are projecting.

I know you are saying this is not part of what
goes to HUD, but I don't see where you are projecting
worse possible circumstance, and that worries me. Thank
you.

I'm sure I will be at many more of your
meetings, and keep in mind 11,000 plus members of the
association we obvious are very, very interested in what
you are doing, and we are watching what you are doing,
because you affect a lot of -- I have people that we
deal with day in and day out.

MR. DELORM: I might address the housing and
jobs.

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assessment that was done by ERA, and that market
assessment showed over the 20-year period the kinds of
numbers for commercial retail and residential
development are achievable. Likely they may start
slowly, but we are anticipating something like 150 to
200 units a year that could be absorbed into this
marketplace on an annual basis.

As it relates to jobs, we think providing
affordable workforce housing is one of the key selection
criteria corporations look for when they are trying to
relocate their business. That's why they go to Austin
to the research triangle, Orange County, California,
because the cost of living is low there and they can get
new hires and people who can afford to live and work
there, so they go hand in hand.

Talking to the fact we are working diligently
at the moment with the State and their various
representatives to develop a very kind of sound and
strong business attraction and retention and retraining
program, and the two of those things, along with
creating a great place where people can get well
educated, where they can be entertained, dine, shop
recreate, all those things go hand in hand, and I think

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this will begin to come together in three or four weeks
when we finish the economic revitalization study, which
we believe there is a market for these things, and we
are trying to best attract those industries and provide
for the kind of quality of life people want and expect
when they come to work for these businesses.
MR. SMITH: I can add briefly as well about the development timeline and whether or not development can be attracted to meet the numbers. When we did the market analysis, and we do them on a number of projects around the country, the way we model out either residential demand or office demand for growth is based on long term smoothed out projection of what demand will be over a certain period of time, so I think as Tim alluded to, it is a slowdown now may influence a time period or period of time that may slow the initial adoption of the site. Over the long term we tried to develop models and projections for these things that will account for the ups and downs of the business cycle, and in a plan such as this over a 20-year period, there will be two, three, more of these up and down cycles in the economy where we will have slowdowns and hopefully over the long term the plan has been built in such a way to accommodate that.

MR. RALEIGH: My name is Jim Raleigh.

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I guess there is a number of things that have been said here today that really I find at this stage the "planning" process to be kind of badly out of date. I didn't hear anybody compare the amount of vacant office and industrial park space that already exists in the county instead of some general five-year-old statistics.
I think you will find if you look even within the County, we have as much vacant space for offices as you are proposing to discuss here, so I think your plan is seriously flawed.

I have another prospective on the jitney bus connection to the Route 35 bus. Where do you put the people that get on the bus on Route 35? It's just a very small example, that you considered just the property here and not the off site. On a development of even this size in Tinton Falls most planning boards would be looking for significant off-site improvements in the infrastructure, particularly the roads and public access, and I see no consideration of that.

Just as a small example, we have the zig and zag at the high school to line up with the town hall, but I think before this plan goes any further we ought to take the zig out of 537. It is glib to say it is going to be widened the whole length to Route 35, but that's a sizeable impact on a large part of the community with the bridge over the railroad and the traffic that you are proposing to bring in and out of the road passed here.

When you look at your projections of bringing all the traffic in, you are not looking at taking it out to the south or the north. I guess that connection with the Parkway and with the bus and the rail is the biggest shortcoming I see in this plan.

MR. HARRISON: We will have Aaron address your first comment relative to the comparison to vacant
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I know this was taken into account with the original market analysis. I don't know if you have anything on the traffic comments, but before we do that, it is 9:10. I would like to announce we are going to adjourn at 9:40. Hopefully we will be able to accommodate everybody's questions and comments in that timeframe, but we will be adjourning no later than a half an hour from now.

MR. SMITH: I can just say that our projections were based on the current market conditions for vacancy rates and rental rates for all uses as of, I believe, 2007. It hadn't been updated in that time, but

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our projections are based on long-term projections that accounted for the current market inventories and current performance levels.

MR. DELORM: With regard to the jitney service and provision of sufficient land area for a small intermodal connection, if you will, between bus and jitney, we have looked at it in some detail, but not obviously in that kind of a schematic level or conceptual face of the plan.

We certainly have adequate land on Tinton Avenue and Route 35 or the Fort's property by the main gate to accommodate a transfer point where buses could pull off, local buses, into a bus station with adequate queuing space on Tinton Avenue and Route 35.

Certainly in the southwest corner or northwest corner there would have to be discussions and
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negotiations with existing land owners to acquire
property to make adequate and safe jitney transfer point
at those locations, and those would be detailed studies
that would have to be done as we move to plan four.

Similarly, we absolutely agree with you, there
are tremendous -- maybe not tremendous, but significant
additional traffic impacts that need to be thoroughly
studied, calculated, taken into account what
improvements are needed, potentially involving the

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property purchase from private owners maybe can be done
with existing right-aways, but those are typically the
kinds of analysis that are done at a much more detailed
development phase than conceptual phase than we are at
right now, and those studies will be done, and all
improvements necessary to mitigate the traffic impacts
of this proposal will be thoroughly met at that time and
the plans evolution and development.

MR. WELCH: Phil Welch again.

I would like to go back to the 288 dwelling
units and the 72 affordable housing units they are
advocating for additional affordable housing units.

I did hear you, Tim, mention that there is a
possibility of mixed use development over the public
building as well as I think over the retail stores as
well. Is that currently a part of the plan and the 288
units?

MR. DELORM: As addressed in the report as an
option with the plan with a total of 288 residential
units.
MR. WELCH: I guess I would urge you to consider that in order to increase the number of dwelling units possible in the plan. The other thing I would suggest is you have number 19 there in the diagram in front of us is open space. I don't know whether it is in perpetuity open space or something considered for development at some point. This concept may actually be so successful that additional people want to live in this area, and I think it would be prudent on the part of the plan to have some option to make some of that open space developable at some point in the future.

Is that a possibility?

MR. HARRISON: That's certainly a possibility. However, it depends on how the land is conveyed, and if it is conveyed through public benefit conveyance under sponsorship of the national park system, it has to be maintained in perpetuity according to those federal guidelines.

MR. WELCH: What is the means of conveyance that would not require that to be maintained as open space in perpetuity?

MR. HARRISON: There is a number of conveyances available. I don't want to take the time to go through them all, but there are conveyances.

MR. WELCH: There are other options.

MR. HARRISON: It depends on how it is conveyed.
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MR. DELOM: This area is largely constrained
by wetlands, and they are protective buffers. If you

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1 look back at the environmental constraints map, there is
2 a fairly narrow area where the roadway goes through to
3 the shops that could support any additional development,
4 but that exceeds what our market projections and other
5 things are. If we are so successful and the demand is
6 there, things may change in the plan over time.
7
8 MR. BERUBE: Good evening, gentlemen, James
9 Berube. Firstly, couple comments, and three quick
10 points, if I could.

11 Firstly, let me commend you, Mr. Harrison
12 representatives of FMERPA and the other consultants.
13 You have done a tremendous job and a monumental task
14 over the course of the 18 months, tremendous outreach
15 program, solicited input from so many different and
16 variety of organizations and groups. The draft plan
17 that you have produced is a commendable job based on the
18 challenges you faced, and particularly the timeframes
19 you faced as well, and particularly on behalf of Tinton
20 Falls we appreciate the ability and the willingness to
21 consider our original vision plan that is so aptly
22 represented in the final plan. I am proud to be a part
23 of Mayor Maclearie's administration. We are very
24 proactive in community building, and that includes
25 affordable and middle-income housing, and this does
26 represent, in large part, the vision that we had hoped

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1 to achieve in terms of town center along with mixed use
2 and to create town center identity and I think you have
3 given us our wish list as far as that goes.
4 A couple of concerns we have in Tinton Falls,
5 one, infrastructure. The back portion of the draft plan
6 obviously you run up against some walls. Of primary
7 concern is sewage infrastructure and capacity. We have
8 some major issue in the last two months, but Tinton
9 Falls does maintain its own sewer service, and certainly
10 the cost of any build-out or pump facilities cannot be
11 borne by the Tinton Falls citizens. It would have to
12 be, and I know you are considering, in the transition
13 plan itself.
14 Secondarily, obvious we are, as all towns are,
15 concerned with municipal tax every step of the way. In
16 the face of over the next 5, 10, 20 years as we look at
17 the future, that's not going to be any easier for
18 municipalities, so the per capita costs will drive our
19 ability to sign onto the plan or not, and large part of
20 that is school-age children.
21 You heard from the board of education reps.
22 There were representatives of both the high school Board
23 of Ed. as well as grammar school Board of Ed. as well
24 who are straining to provide present capacity, future
25 projections on children, and the accuracy of that

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demographic information will be vital.

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And perhaps the last and most important point,
I think Mayor Maclearie will be very clear about it as a
member of FMERPA and I know Mr. Banisch is hard at work
as well. We are presently joined in the leagues
challenge to the third round Regs primarily because of
the calculations and the methodology they are using.
Unless FMERPA is granted clear guidelines from C.O.A.H.,
there isn't anything in which the member towns can plan
or FMERPA can recommend in terms of the effect the
number of co-units that may be required in the existing
Regs and resulting numbers of kids in schools and
municipal side of that could be determined, so I would
urge you and Mr. Banisch, who I know is working, to take
whatever steps you can as a state agency to get
assurances from another state agency that that part of
our planning process is sound.
Again, my congratulations on a job well done.

MR. BANISCH: Could you be with us on
Wednesday, just start out the meeting with that comment?

MR. HARRISON: We did have a meeting with
C.O.A.H., Melissa Orson, last week. We came away
feeling comfortable they are going to do the right thing
by writing the Regs and we are on it and state advisers
from the Governor's office are going to help us broker

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another meeting to include the mayors and continue those
discussions, and, of course, Frank is always on the job
there.

Do you have any further comments?

MR. BANISCH: No thank you. That covers it.
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MS. MISTRETTA: MS. Mistretta, 506-8 Harding

Road, Freehold. Just a couple points.

I know you come and you present a nice
package, all professional and sounds very good, but I'm
very concerned about the environmental issues. I know
you said well, we have no known problems, but this is
New Jersey, okay? We all love New Jersey, and we take
it with its toxic dumps, but this is an Army base, and
even though you said that the DOD is going to be
responsible for any problems that come up right to the
grave, cradle to the grave. I think you better get it
in blood, have it signed in blood so these three towns
are not caught in a catch 22 when things come up,
whether it is the open space that we have or some of the
buildings that we already have problems with. All these
things come about years later, and in order to isolate
themselves from this kind of problem, you really need --
this does need to be in blood, because I don't trust
them as far as we could throw them.

My other thing I'm also with Monmouth County

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are under numbering the units we need as far as
affordable housing is concerned.
And the other thing is it is kind of in your
hands. If you make this happen, we could be an example
for the country. If it fails, it is going to be a
disaster for New Jersey.
MR. TOBIN: Good evening, I am Brendan Tobin.
I am the borough council president. I'm also a member
of the Tinton Falls emergency services as a firefighter
and proudly serve this town in a number of capacities.
First of all, I would like to in a way echo
Mr. Berube's comments on the open methods used to bring
the community in. I was over with a group and there was
a different idea, each group has something they wanted.
As you know, and I'm preaching to the choir, you can't
make everybody happy. Everybody feels they didn't get
something. Overall I commend you on what I feel that
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you are listening to us, that the plan has changed and
fluctuated and worked as things come up. The original
plan first shown to the council members and so forth, we
got to sit in a room saying yeah, no and what have you
and it continued to flow and roll. I hope that
continues. I hope that continues to move on as we go
forward.
A couple of issues I would like to address.
One, I understand the concerns. Back when this first
started I was on the Fort Monmouth Reuse Commission. My
wife happily found me legislated out of council member,
thank the governor for that. we had fear, 1,100 acres
of condos, and fear comes from lack of information. You have provided it. We hope you continue to provide it.

One of the things popping up is environmental fear. I know we are covered by RICRA and more likely circle laws that are going to cover us, and what we call potentially responsible parties new buyers and old owners, but we want to make sure that is completely conveyed so we don't end up with problems like other states in the area, upper Hudson and so forth.

Additionally, couple things I would like to look at for the borough. The police fire training center was something I went after right away because I think it is a state-of-the-art facility. One of two in the world that does what it does. It simulates what we go through in a fire. I love when people say you are not a real fireman, you are a volunteer, as if fire burns at a different temperature because someone gets a check or people burn differently or they are real because the paycheck is there.

We are 24/7. This town is well served by hundreds of volunteers, men and women in emergency services come out.

That leads us to the next problem. I see mixed income residential. I have been fighting trying to find someone that understands the fact if you lose as we lose, we go through cyclical times in this town of emergency services and it is becoming almost unaffordable to live in town. When you lose the people
that volunteer, the cost estimate for Tinton Falls to
have a paid fire service, we always had Fort Monmouth to
fall back on, that's going away, you can look at it
under NIFRS and also the insurance industry, there are
estimates of 15 to $17 million to cover what we do for
free. If we don't have something beyond C.O.A.H. as far
as what's really affordable, you make more than $48,000
you can't buy a C.O.A.H. unit. What if you are making
60,000? Can you afford a house in Tinton Falls? I
can't afford my house I bought five years ago. Try to

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buy it today. I couldn't do it.
We need somebody to come in and build housing
responsible and reasonable and reasonably priced. I
once talked to a developer, showed him how to make $22
million building houses in a development. He said I
want $110 million. I told him enjoy hell, it's full of
people like him. That's my view. We need people to do
this because if you think the cost of living goes up,
see what happens when you don't have fire fighters. I
have been doing this 22 years. I'm no longer young.
I'm beaten up, but I love do it. After they get out of
college, they can't live here. They leave. The Tinton
Falls firehouse, one of four in town, my chief lives in
Eatontown. Assistant chief, Long Branch. Both the
chief and assistant chief of Pinebrook live in Long
Branch. My captain lives in Bricktown. Two lieutenants
live in Eatontown. I'm thinking about getting in line,
even though I'm busy enough because I will be in town at
night. That's wearing me down. We had a guy moving up
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20 the ranks. He got a Federal job as a Federal agent and
21 he left.
22 we have to afford to keep the people that
23 protect this town and keep it great. We are not getting
24 them from the areas where people come in and buy
25 $900,000 houses. They are commuting to New York to buy

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1 that home. Keep that in mind. Keep the public in mind,
2 and thank you for what you have done for us. Thank you.
3 MAYOR MACLEARIE: Mayor Peter Maclearie. It's
easier to face this way, if you don't mind. I'll thank
5 the board. It is tough to follow Jim and Brendan.
6 Maybe I should have come first, but I know just from the
7 public side we started three years ago when I took
8 office. Fort Monmouth was first announced it was
9 closing. We had started the first Fort Monmouth reuse
group and we actually looked at your master plan. That
11 was the first thing we did when I took office, and
12 actually I can thank my planning board chairman and
13 members of the planning board over here, because we
14 started looking at this property before we actually had
15 this committee, and actually I will credit them because
16 the vision that's up there really came out of what was
17 in town. We looked at what was there and said we don't
18 want to take anyone's jobs away. We left the offices
19 there. Our intent was not have 6,000 lost jobs. We
20 wanted the job growth in town, wanted to create a
21 destination.
22 There was no destination in Tinton Falls.
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There was no center, and we had a new, beautiful
building you are in now, said if we could use this as
the heart of the community, we could start to build off

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it, so our intent was not to make it overly dense but to
start this is the heart of the community and that's
where people work today, how do we work around that,
and, again, we looked at the same facilities they looked
at, they would serve the public benefit. I believe they
have worked hand in hand with the borough, the planning
board to come up with something consistent.

I will echo the fact in terms of affordable
housing there is C.O.A.H. issues that we are concerned
about. We wouldn't want to burden the taxpayers or our
citizens anymore than need to be burdened.

I have a 19 year old and 20 year old and trust
me, the 20 year old moving back home to commute to
college, and I would like to push him out.

Now, again, I think there is a need. We keep
talking about is there somewhere between affordable
housing and market rate housing. I believe there is. I
mean, we took 288 units, 287 units, we have traffic
issues. Again, the folks that live around here don't
want anymore traffic. You want your backyard, so people
speaking from out of town, if you sat and drive in here
as those sit at the traffic lights, we don't want it
worse. Our hope was the building site the density won't
get any worse, but we understand the plight of the
schools as well, that basically they are at capacity,
and I think the issues that I take to you tonight are
reiterating what they said from the schools. I know the
inner agency came from the State questioned the numbers
put out there in terms of the school density. I knew
the demographers said the numbers were too low and we
didn't include capital costs for whatever infrastructure
that has to be built to accommodate the kids, whether it
is 30 or 70. When you go over numbers, they have to add
to the schools. It may educate the child today, but new
bus routes would be additional to that. Those are the
concerns I have. I do believe it is consistent with the
master plan.

I do want to thank you the planning board,
council member Tobin, and, again, they took a lot of
input from me and offered input whether it was good, bad
or other, but I appreciate it, and I think you guys
incorporated most of it. Thank you.

MR. HARRISON: Are there any other questions
or comments?

Hearing none I want to thank you for your
participation and all of your comments and questions.
Please let the record reflect the public hearing
adjourned at 9:29 p.m. This public hearing is now
adjourned. Thank you. Have a safe ride home.

I, MARY E. DAVIS, Certified Court Reporter of

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Exhibit b29

Oceanport Public Hearing Transcript
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FORT MONMOUTH ECONOMIC REVITALIZATION
PLANNING AUTHORITY

IN RE:

OCEANPORT PUBLIC HEARING

-

Transcript of the stenographic notes of
the proceedings taken in the above-entitled matter, as
taken by MARY E. DAVIS, a Certified Shorthand Reporter
of the State of New Jersey, At the Maple Place School,
2 Maple Place, Oceanport, New Jersey on July 23, 2008
commencing at 6:30 p.m.

A P P E A R A N C E S

TIM DELORM, EDAW/AECOM
RICK HARRISON, EMERPA
AARON SMITH, ERA
TOM MARTENS, ERA
FRANK BANISCH, BANISCH ASSOCS, INC.
FRANK C. COSENTINO, EXEC. DIRECTOR

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MR. COSENTINO: Good evening, everyone. My
name is Frank Cosentino. I am the Executive Director of
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the Fort Monmouth Economic Revitalization Planning Authority.

I'd like now to call to order and open the Oceanport public hearing on the Fort Monmouth Redevelopment and Reuse Plan which is being held pursuant to Section 14 of Public Law 2006, Chapter 16 - the FMERPA Act.

Please let the record reflect that the public hearing began at 6:30 p.m.

Kathryn, would you please read the Opening Public Meetings Act notice?

MS. VERROCHI: Adequate notice of today's public hearing of the Fort Monmouth Economic Revitalization Planning Authority has been provided in accordance with the Open Public Meetings Act. Notice were filed on July 10, 2008 with the Secretary of State. These notices were mailed to 18 newspapers of general distribution and three radio stations and mailed to each individual agency and organization that requested such notice.

MR. COSENTINO: Thank you, Kathryn.

On behalf of the authority I want to welcome you and thank you for being here tonight. This is the second of three public hearings mandated by the FMERPA Act to be held in each of the three host communities. There will be a fourth public hearing on August 15, 2008 on the LRA, that's the Local Redevelopment Authority, Application to HUD. The two components of the LRA application are the Fort Monmouth Redevelopment and
Reuse Plan and the Homeless Assistance Submission. I would also call to your attention the availability of the Reuse Plan and the first draft of the Homeless Assistance Submission on our website www.nj.gov/fmerpa, which will appear on the last slide in our presentation tonight, as well as in the Monmouth County Library Eastern Branch and the Eatontown, Oceanport and Tinton Falls libraries. You can comment or ask questions about the Reuse Plan via FMERPA website as well. You can comment and ask questions about the Homeless Assistance Submission via www.state.nj.us/fmerpa/hascomment.

The format for tonight's hearing will be first we will have a presentation by Tim Delorm, principal EDAW, our planning consultant, and he will be supported this evening by Aaron Smith and Tom Martens of ERA, that's Economic Research Associates, and Frank Banisch of Banisch Associates, and that will be followed by approximately a one-hour comment and question and answer session.

Tonight's hearing will adjourn no later than 8:15 p.m. at which time the joint meeting of the Oceanport Planning Board and Borough Council will convene.

For purposes of the transcript this evening, I would ask that everyone wishing to speak to please identify themselves clearly, your town of residence, and, if applicable, the organization you are representing. Please also spell your last name for the
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transcript record.

I would also mention that we were not able to
put down a sign-in sheet upon your entry, and I believe
that they are here now, which we will pass among you,
and I would ask for the records, we do have to have a
record of all attendees, that you do sign in as the
sheet is passed to you.

With that, again, I want to thank you for
being here, and we look forward to your comments and
questions, and with that I would like to turn it over to
Tim Delorm.

MR. DELORM: Thank you. For the record it is
Timothy N. Delorm, D-e-l-o-r-m, with EDAW.

Good evening, everybody. I see a lot of
familiar faces. It goes back about a year and three
months when we had our first meeting in this room, but I
am interested how many folks are here perhaps for the
first time to make sure I cover the appropriate amount
of information?

(Whereupon approximately 15 people raised
their hands in response to Mr. Delorm's question.)

I'll go through the plan in some detail. We
do want to get through our presentation in approximately
30 minutes to allow at least an hour and 15 minutes or
thereabouts for question and answers from the public,
the Mayor and members of the Council and Planning Board.

We are going to go through a presentation this
evening, and I'm going to start with really key dates.
We are here, obviously, on the 23rd at the Oceanport
presentation to the public. On Tuesday of next week, the 29th, we will be presenting once again at 6:30 at Eatontown, and then Frank already mentioned on August 15 is the public hearing for the LRA application to HUD for the homeless submission, and then following that there will be an August 27 FMERPA board meeting to approve that LRA application, hopefully followed by a September 8th submission to HUD.

When we started out the plan probably six months ago we told you all that the real goal here was to create a sustainable technology community,

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sustainable that it had to be responsible from an environmental standpoint, from a social standpoint and from an economic standpoint. We are really focused on creating jobs here, creating a great place to work and be entertained, meeting some of the needs of the affordable housing community here as well, and also to leverage all those assets that the Fort has hopefully to expedite the Fort's redevelopment.

Tonight we will run through a few things you'll see here on the slide from the final draft plan. We'll go over a few of the infrastructure items that have changed. A large part of that will be the storm-water issue, which many of you know and heard about previously, just kind of recap the environmental aspects, then we'll go into the actual plan and the economic revitalization study and community impacts, which have received a lot more attention in detail since we saw you in March.
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I will tell you all again you can go to the FMERPA website. There are reams, hundreds of pages, of existing conditions assessments that dealt with cultural and historic resources, environmental issues, traffic, transportation, the infrastructure, and I urge you to go there and pick up more detail than you care to know, but then you can ask questions about it.

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Let me speed on forward. I'll draw your attention here to wastewater. There has been a lot of discussion about this with the Two Rivers Reclamation Water Authority. We have confirmed the issue that the plant is not going to capacity to treat effluent. The issue at the plant is that the pump station does not have the capacity to lift that effluent up into the station, and what we’ve discussed with them, and done some preliminary thinking and engineering about, is the creation or need for the creation of a new pump station at a cost of about 25 to $35 million so that they can get the capacity that would support this redevelopment plan that you will hear about in just a few moments.

That system also has a tremendous amount of rainwater, groundwater infiltration into the system which is eating up a lot of the capacity at the plant, and FMERPA is in the process of contracting to put robotic cameras into the sewer system and identify where there are potential points of infiltration or damaged pipe so we could get a better handle on what might be required going forward and mending and upgrading that system.
On the environmental side, I know this is an area of substantial concern for many. The Department of Defense has completed their phase one environmental assessment, phase two I think is due out any time --

MR. COSENTINO: Yes, we received an initial copy.

MR. DELORM: So that that work is under way. The plan has been developed in consultation with DOD and with Matrix Development and Design Group, our environmental consultant.

So that all the proposed land uses that are going to be shown on the plan are in areas where the remediation and cleanup of any kinds of contaminants that are there are not going to present a major issue.

I think the key point here to remember is the Department of Defense is responsible for the cleanup cradle to grave of any known or to be found areas of contamination, and they will be working very closely under the guidance of the regulatory requirements of the New Jersey Department of Environmental Protection who sets the level of cleanup that will be required here at the Fort.

So that will be an ongoing process as we move into the implementation over the next year and a half or two to three years.

Cleanup can take place in three different ways. The department of Defense can actually contract with companies who will come in and do all of that
remediation work. They have done that in a number of places, but more commonly now either a development entity comes in to develop a portion of the property will undertake that cleanup under the DOD's contracted DOD. What happens, if they clean it up, again, within D.E.P. standards, generally they will deduct on the land cost to offset the cost of the remediation.

Another possibility, which is a little less common, the local redevelopment authority, the successors of the FMERPA Planning Authority, could be an over-sight entity would hire those contractors but not be responsible for the ultimate cleanup, DOD remains there.

So I think we have a lot of regulations in place that will ensure that going forward with the site is properly cleaned up to the standards it needs to be cleaned up to.

This next slide shows the six initial planning principles we talked about. I won't go into great detail. In the upper left is the first concept which was this idea of the decrease of density from west to east. Across the site where we have infrastructure near the Parkway that will support the development of traffic access seemed more appropriate to support density that would occur there. As we move towards the

environmentally sensitive areas of the river and the two
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creeks the density should decrease so we that we can
protect those areas.

When we do that we are able to create a
continuous blue greenbelt throughout the entire site
that begins to reestablish required buffers, again
streams, watercourses to deal with CAFRA issues and
prevent any additional water quality contamination that
might occur from development.

The second benefit of that is that it becomes
a tremendous armature for the creation of a substantial
park network with trails and walking and biking trails
that link the entire Fort area of development.

The third one is this idea of extending like
land uses into the Fort. Certainly where we have
existing residential areas and Main Street in Oceanport,
we want the other side of Main Street to be a similar
type of land use so that it is compatible both in its
character and its density with the existing community.

Bottom left slide is showing some of the major
improvements to traffic that would be required in the
area. What we are seeing here, and this may be a little
hard for you to see, but it is in the report and you can
see it clearly on the website, the circles represent
major intersections in and around the Fort that will

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1 require substantial improvements, lane widenings, signal
2 additions, signal timing changes, and most importantly
3 in the case of Hope Road, Route 36 a major redesign to
4 free up capacity there. That intersection is at a level
5 of service F morning and evening. I've been stuck in
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6 it, you've probably been stuck in it every day, but the
7 improvements that have been worked through with the New
8 Jersey Turnpike Authority and DOT will bring that level
9 of service from F down to a level of service C, which is
10 a pretty good level of service. That will allow for the
11 additional capacity in the development of the Fort.
12 Heavier blue line areas is where there would be
13 substantial road widening along the Fort to provide for
14 access to it.
15     This is just -- we are in a conceptual phase.
16 This is the first step in the traffic assessment. As
17 the plan evolves as developers are identified, they will
18 have to do a full traffic impact assessment looking at
19 all streets and intersections where there is 100 cars
20 that pass through within the area of the Fort and do a
21 very detailed analysis, and that will be forthcoming.
22 The next one shows this idea of linking the
23 Fort to existing transit facilities, the Little Silver
24 train station and local bus service which runs along
25 Route 35 at the Fort, and the proposition is to create a

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jitney link that runs through the entire Fort connecting
2 all of the development zones and driving for intermodal
3 transfer between regional local buses and the Little
4 Silver train station.
5     Lastly, we have a number of assets at the
6 Fort, existing buildings, historically valuable
7 buildings and tremendous infrastructure and a steel
8 workforce that we need to find ways to capitalize on.
9     One of the other opportunities we are looking
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to build on is about climate change and global warming.

we have resources at the Fort in terms of geothermal
wells that are on the Fort that begin to provide for the
potential expansion and significant provision of
electricity or cooling power for the Fort, so we are
going to try and build on those by attracting other
industries, including potentially solar, fuel cell and
others to the Fort to provide for alternative energy.

Quick overview then of the plan. You are
looking at the 20-year build-out of the Fort. Again,
there are five major development zones in Tinton Falls.
we have a significant business, mixed use of
technologies, R and D campus, a town center adjacent to
the existing municipal building, a new residential
neighborhood, as well as civic and open space components
of the plan as well.

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In Eatontown there is two components,

Eatontown west there is a golf course which will be
reserved as a public golf course, and we would use the
existing building as a clubhouse and golf shop facility,
provide for catering, have special events.

We are also proposing around the area where
the McGill housing is in the center of the Fort a
business conference center, hotel about 150 rooms, and
Howard Commons area proposed to be redeveloped as new
mixed-income housing, a small retail component
supporting it.

The other piece of the Eatontown plan Route 35
and Tinton Avenue we are proposing to construct a
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150,000 square foot lifestyle center with specialty
shops, hopefully a nice quality green grocer,
restaurants, entertainment uses of that ilk. Center of
the site would have mixed-income apartments located
behind that lifestyle center. And then the CECOM
complex and the Let Hall complex used for a combination
of new municipal facilities for Eatontown and incubator
high-tech industry development in that area.
The center portion of Eatontown is largely
cleared of any existing buildings and reused as parks
and open space.
Near and dear to you is Oceanport, and I'm

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going to go through the three areas of major development
in some detail.

Before I do that, here are the overall
metrics. We are talking about approximately 6 million
square feet of reused buildings and new construction on
Fort Monmouth and Oceanport you have about 637,000
square feet of office, R and D, 161,000 square feet of
retail, 712 mixed-income residential units, a small
boutique, hotel, medical office building, community
facilities that include either the retrofit renovation
of the Paterson Army Health Clinic and/or construction
of a new joint VA and community healthcare facility, and
totally we have 173 acres then of public open space
proposed in Oceanport.

We'll look quickly at the three nodes. This
is the western most node, the boundary, town line with
Eatontown. This is the area around the McAfee Center
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shown here, and we are proposing in this area a cluster
of high-tech industries and green industries to be
attracted to this area. Really one of the major job
generators in the entire plan would occur here.

There is a number of existing buildings
proposing to retain in this area, the fitness center,
obviously the bowling center, Armstrong Hall, the
chapel, the counseling center will all remain and be

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used in similar fashion to what they are today.

The images around show some of the potential
characteristics of what buildings might look like. We
have green industries, solar research going on. We may
have two-story of probably flex-space type buildings.
They have green roofs, maintaining monuments, capitalize
on the geothermal and maintaining and reusing existing
buildings in a number of different ways.

I won't go through all these, but this is the
specific programmatic summary of what is occurring in
this area.

You can see the McAfee Center, Squire Hall for
either office or educational uses, photovoltaic research
facility 150,000, et cetera down the plan.

In the southeast corner or southwest corner of
Oceanport along Main Avenue here is the proposition
there would be an educational and medical campus
developed in this area. This is the area where in this
plan we are actually showing there would be a new VA --
joint VA and community health facility of about 60,000
square feet, and Frank Cosentino and FMERPA have spoke
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with a number of operators, Meridian among them, and
some of them feel, perhaps, that facility is outdated
and best demolished and rebuilt, but we'll maintain the
options open as we move forward with the plan, reuse of

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the commissary building for community facilities, and
potentially retail uses as well as proposed, and then a
site of about 14 or 15 acres is being designated for a
potential new school for Oceanport should the need arise
somewhere down the road in the future, and that is
surrounded by a series of different types of housing,
including some garden apartments and largely
single-family, small lot residential -- I think we were
having a problem with the power cords before.

Here you see a summary then of what's
happening here, potential new school for approximately
as many 400 children by state regulation on that amount
of acreage, neighborhood and convenience 53,159,
residential small lots with apartments and combined new
healthcare facility and supportive medical office
building at 80,000 square feet.

Moving onto the historic parade area at the
Fort's main post here and the 400 area what we are
seeing here is largely the reuse of the existing
buildings on the main post. The proposition is that the
Goslin housing will very likely be used for university
housing for faculty and various students and the like.
The other existing officer housing north of
the parade will very likely be one of the early
dispositions that will happen on the Fort.
Then we are proposing consistent with the plan proposed by your planner and your planning board, and council reviewed, a boutique, hotel, entertainment almost retail waterfront experience along Parker's Creek which will be a beautiful attraction in the Borough.

We are also proposing down in the area of Barker's Circle that two of those buildings have the potential to be used for new municipal facilities with the addition of an amphitheater, a courtroom-type setting. Another potential as deemed on further study that that would not work for the municipality, we could take one of these other lots potentially for new construction of a facility, if that is deemed appropriate, and the existing remaining three barracks building would be mixed-income and affordable housing. Fire station, the current museum would remain as civic facilities here.

Then we could look across the road on Oceanport Avenue where we would like to see that developed as a more traditional kind of a seaport village, main street specialty and convenience shops, retail facilities, restaurants, perhaps some small entertainment and professional office buildings lining both sides of that street leading through to the Little Silver train station.
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proposing a series of garden apartments, probably three
stories in height, again mixed income, a significant
greenbelt through the center of it and additional
apartments in the back portion of the site.
Those are the key things to note here.
I was starting to finish up on this by saying
that we've maintained in all three areas very
substantial open space protecting all the creeks. The
reason for the major setbacks here are the CAFRA
regulations. We have to obtain 150 feet from the golf
course. There is no train station on this plan for
Oceanport.
Some of the metrics here you can read these
yourself faster than I can speak to them. I showed you
the total combined earlier, but we are looking at 464
mixed-income units in this area and small-lot
residential and reuse of about 180 of those existing
historic structures, as well as other major elements, a
total of 173 acres of open space shown in Oceanport.
I'll finish up with two last slides and turn
it over to my colleague from ERA.
This is a plan showing all of the open space
on the Fort, and we are looking at a total of about 419
acres, I think it was, of open space on the Fort, and

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you can see how it is interconnected.
You are looking at a series of dashed lines
showing all of the trail systems that would link all of
the development areas on the Fort to one another and to
the employment and retail entertainment centers on the
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With that I'll turn it over then to Aaron Smith from Economic Research Associates, and he's going to give you a bit of an overview of the market study done that this plan was supported by and talk about the status of the economic revitalization study.

MR. SMITH: Thank you, Tim. My name is Aaron Smith with Economic Research Associates. I just wanted to briefly walk through these. This was an add-on to the presentation, but we wanted to give you a status update to some of the ongoing work.

First, this slide is just to highlight the plan that you see, and this was presented close to a year ago. I believe the plan you just saw was based on a market analysis done for test market demand for absorption and supportable developments from the market prospective through testing of various different uses and commercial, residential, retail and others within the market.

That market analysis in detail is available on TWIN COURT REPORTING 609-259-1228

the website if you have questions or want to review that in more detail.

What I'm going to talk about over a few slides very quickly so we could get to the community is the status of our economic revitalization study. We were brought in to add some refinement to the economic revitalization plan and look specifically at some of Governor Corzine's initiatives to attract clusters in biotechnology, information technology,
telecommunications and clean energy.

So we are going through a detailed process right now to look at the revitalization strategy in those terms to help state agencies how they can best target specific programs and other tools to attract those industries, in particular, to the Fort in addition to various other industries and companies that may choose to locate and have a clear strategy for them to target new clusters is what we are working toward, and our process is a series of case studies that look at other BRAC and non-BRAC redevelopments to understand the best practices.

We have completed close to 30 interviews across the State and outside the State with people involved in the industry or working at companies making site location decisions so we understand their needs and how it fits with the Fort.

We have looked at the tool kit the State has and what tools other states or regions use to see how we may be able to pool best practices to target sufficiently those clusters, and we are following up on work done to survey the community working with Fort Monmouth to understand their likelihood of and desire to stay in the region, what might be the incentives or tools to be used to help them stay in the region, what might be driving some of those decisions so we could better target them and retain more of those jobs that already exist in affiliation with the Fort.

Our goals, and I touched on these, but really
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to identify subsectors within those four areas I
mentioned before that we could more specifically target,
to understand the needs of companies within those
industries so that the State can develop some targeted
incentive programs, use various tools that they have to
encourage those industries to locate in Fort Monmouth
region and specifically on the Fort, but we were looking
at this as a region-wide study and opportunity with a
specific target to the assets in the installation and
how they could be used to tailor programs they feel best
meet the needs of the industries identified.

I'll turn to Tom Martens to talk through the

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1
2 community impacts piece on the Fort.

MR. MARTENS: Good evening. I am Tom Martens
3 of Economic Research Associates and talking about
4 community impacts. What we are talking about is fiscal
5 impacts, which is looking at the potential tax revenue
6 generated at this location versus public facilities or
7 public services, costs to provide services to the
8 residents and employees.
9 We looked at all three jurisdictions that
10 encompass Oceanport, Tinton Falls and Eatontown, and
11 within each of those we looked at municipal operations,
12 local district school funds and the regional high school
13 funds.
14 Again, net fiscal impact is fiscal revenues,
15 including real property tax. Sales tax is not included
16 in this instance, and lodging taxes, and compare those
17 to again the public service costs for residents and
An overview of the process first look at population and employment growth and school children who will be generated because of the residences on the site and then develop assumptions regarding market value and assessed value and review current municipal fund budgets and estimate the final fiscal impact.

This is just an overview of the development program. It is a little hard to read. If you want more detail, go to the website. This information is on there. Oceanport they are in the middle. The first column is the 10-year -- over the first ten-year period, this is what we are looking at being built, and over the second 10-year period, 20-year timeline the additional development on the column to the right, and those two columns are additive. By year 20 you would have what is proposed there in both columns.

One of the first steps, of course, was to get official input from each of the jurisdictions, and here in Oceanport we met with the borough administrator and the tax assessors and school administrators. These are the mill rates we used for our tax generation estimate. Eatontown and Oceanport are roughly about 100% assessed value, so we used the accepted 2007 rates for 2008. Tinton Falls, however, recently had a reassessment, so we used their proposed 2009 rates to correspond with the new 100% assessed ratio.

In general when determining the market value of a property, which is what gets you to assessed value,
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if that property receives any sort of rental income, the
most logical way of evaluating that for assessment
purposes is use. It has an income approach. You
estimate how much rent would be generated at that site,

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1 determine a net operating income and apply a capital
2 base rate to that, which is a way of determining value
3 on income property.
4 For the for sale residential is the
5 comparables approach. We use assessment comparables
6 approach for the golf course and the gas station using
7 existing golf courses in the County and gas stations in
8 the County.
9 On the public service cost side, we assign
10 public service cost to each of the employees and
11 residents who would be on the base after reuse. We
12 apply what's a per capita marginal cost approach where
13 we take the current municipal cost or school cost, put
14 back municipal cost, assign that to a per capita number,
15 so for every employee in town there is a certain cost,
16 for every resident in town there is a certain cost.
17 In general, fixed costs, salary, wages or
18 small development we maintain fixed, but given the size
19 of this, we have actually added a portion of variability
20 to that. That is standard operating expenses. If the
21 population goes up by xx%, you expect those to go up by
22 xx%, and just to note, these are ongoing operating costs
23 we examined. These do not include one-time cost for
24 acquisition or renovation.
25 The school costs generally that's based on the

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residential projections. We have a certain number of residential units we are anticipating. We apply the school-child generation factors. The source of that relied upon was the Quick Guide to New Jersey Residential and Demographic Multipliers, which was produced in November of 2006 based on data from the previous census.

And then to determine costs per student we take the total costs, minus out what is provided by state and federal funds and divide that by the number of students. That gets us to cost per pupil. So we compare our cost per pupil to the amount -- comments to the end, if you don't mind.

This is a summary of what our per-person costs are in Oceanport. You can see total residents 5,800, which results in public service cost per resident 365 and employment about 2,500, which results in a cost of $284 per employee in the town or the borough. This is the summary of the net fiscal impact. Oceanport has the red box around it.

For those of you who have seen the previous report may notice there has been a few changes to some of the numbers. Firstly, the Shore Regional High School was pulled out from Monmouth. That wasn't noted correctly before, and there was a small transposition of
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two numbers in the calculation of per-student cost, so
that has been adjusted as well.

So as you can see, for the school districts in
both the first ten-year period and the second ten-year
period it's actually in the positive. There is a very
small net positive. There is a small net negative
during the first ten-year period when there is the
hotel. The second most of the retail development
doesn't occur until the second period, so there is a
slight negative. However, if the hotel were to be
pushed forward, that will go down, but it is a small
number.

I must point out the local residents' tax bill
what that translates into is there might be a slight
increase on the military for the municipal fund, but
then you would see that countered with some of what a
decrease on the other military rates for the local
district school and regional high school.

MR. HARRISON: Thank you, Tim and Aaron.

We are now going to move into the public
comment section of tonight's agenda. I would ask that
the commenters queue in the center aisle to make their
comments at the microphone. Please state your name and
address clearly for the court reporter. I ask please
ask only one question plus one follow-up question per

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person. If you would like to ask additional questions,
you can return to the end of the queue. Please, if you
would limit to the extent possible your comments and
questions so that everyone has an opportunity to be
We may not be able to answer every question tonight, but we will attempt to provide answers to those which could not be answered via our website.

I would like to offer Mayor Mahon a free pass to come to the front of the line if he would like to comment first.

MAYOR MAHON: No, thank you.

MR. NEWELL: My name is Paul Newell. I live at 50 Steeple Chase Court in Oceanport, New Jersey. I am a resident citizen of Oceanport.

My question is why are you creating a homeless person's ghetto in Oceanport, New Jersey that's going to mandate spending $65 million to build a new school that the citizens of Oceanport are going to have to pay $65 million because you are building a homeless ghetto in our town? Why are you doing that to us, and who is going to pay for that school?

Those are my questions.

MR. HARRISON: Thank you. I can tell you that Oceanport will not generate any school-age children --

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MR. NEWELL: The LRA that was put on your website says there is going to be 50 families, and it says it will compel us to build a school. It is right on your website dated July 15. Did you read it? I did.

MR. HARRISON: I wrote it. It is a draft.

MR. NEWELL: You said that. Do you want me to quote it?

MR. HARRISON: I said the target homeless
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accommodations in Oceanport will not generate school-age
children.

MR. NEWELL: It's in the report. Do you want
me to read it?

MR. HARRISON: No. That is a draft. If that
is in there, that is incorrect. The homeless
accommodations planned for Oceanport will not generate
school-aged children.

MR. NEWELL: Then you are going to have to
change that.

MR. HARRISON: If that is as you state it is.

MS. WARD: My name is Claire Ward. I spoke to
you on Monday night in Tinton Falls. I am part of the
Committee To Preserve and Prevent The Destruction Of
Shrewsbury Borough and Township, and my particular issue
is with your page 318.

Is it possible to put that up so everybody can
see it? You don't have the capability to put this page
up?

MR. DELORM: I'm sorry, ma'am.

MS. WARD: Paragraph 2 of 318, if you want to
turn to it, there is a mysterious town you refer to
called Shrewsbury. There is no such place.

MR. DELORM: You are right.

MS. WARD: It doesn't have a station and God
willing, it never will, so I think you should correct
your mistake. I don't know who came up with that doozy,
but it is not very pleasing to come across it.

One of the major reasons why your proposed
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rail transposition component is seriously flawed and
questionable is due to the planner's lack of
consultation with both public and elected officials of
all the other communities; namely, my own borough.

I went to the borough clerk yesterday when I
paid my property tax, and I said have you seen anybody
from EDAW or any other planning group that has to do
with the Fort, and she said I've been to 20 years of
closed sections and open and no such group ever showed
up. They have never come to discuss the impact of using
a line that you are pleased to call the Red Bank spur.
Well, it happens to be the CSX Conrail line and is no
spur. It has existed before the coast line, and it was

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originally the Blue Comet line which linked New York
City with Atlantic City. Those days are gone forever.
This is now a one or two train a day freight line, and I
would like to point out that you cannot implement a
commuter rail on that line without litigation to set
aside the permissive order of March 13, 1991, to wit,
New Jersey docket number DOT38-86P, which was an
agreement granting permission to New Jersey Transit to
remove the overpass on Shrewsbury Avenue, that's
Shrewsbury Avenue in Shrewsbury, thereby putting
automobile traffic and rail on the same level with the
crossings, and this was under the condition that Conrail
would remain a freight line and that it would never have
heavy commuter traffic never.

Now, as I told you Monday, I have been
fighting this for 14 years. New Jersey Transit tries to
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do an end-around run every once in a while. We have
successfully stopped it up to this point.

If you all keep on doing this, it's going to
destroy the town of Shrewsbury because of gridlock. You
are putting a line a half a mile from a coal line, and
if you think gridlock is bad on Sycamore, wait until the
other line. There will be no businesses left. The
property values will plummet. No one will want to live
there.

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We are the oldest and one of the largest
communities in the State of New Jersey. We antedate
Monmouth County by a good many years, and we are not
going to take this lying down, so, therefore, I urge and
I ask that you delete paragraph number 3 on 318
entirely, because that leaves a loophole, and I am going
to the meeting at the Fort and I'm going to demand that
that get taken out.

I know that Lilian Barry is in favor of taking
it out, and I will hope the other mayors are, because we
do not wish to be destroyed, and so if you have any
answers to that, I would be delighted to hear them.

MR. DELOM: You caught a typo. We caught it
as well. Mine is marked up. I'll be happy to show you.
It should say Little Silver train station. That is the
connection. Proofreading you find things each time you
proofread.

As far as a train station on the CSX line,
there is no proposed train station in the plan on the
CSX line or as it was referred to in earlier discussions.
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with New Jersey Transit as a spur on the Red Bank line,
so there is no train station proposed on that line.
MS. WARD: What about the reserved space you
say you have in Tinton Falls and Eatontown for proposed
stations? I happen to know from high up in the State

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1 government that there is a plan to do this. You may not
2 think there is, but there is, and they think that this
3 is a perfect opening to make an end-around run. They
4 don't want to go to Jamesburg. It is a long haul. It
5 is a dog leg, and it would cost the commuters from
6 Lakewood a lot of money to go that way in money as well
7 as time and that being the only other active line, so
8 they think that they can kill two birds with one stone
9 and help the people from the Fort Lee development and
10 the people in Lakewood, Lakehurst who want to go to New
11 York, and we have to find a better way.
12 I may have been abrasive on Monday, I
13 apologize, but when you've been at this as long as I
14 have and you come up now with a federal component to the
15 fight, it's a little bit unnerving, you know. I can
16 cope with New Jersey Transit, but the DOT?
17 MR. HARRISON: We have a long line behind you,
18 ma'am. We have a long line behind you.
19 MS. WARD: I'm sorry. I appreciate your
20 consideration of removal of that paragraph. Thank you
21 very much.
22 MR. HARRISON: Mr. Bonforte.
23 MR. BONFORTE: My name is John Bonforte, Sr.,
24 and I'm speaking on behalf of the Horse Neck Point
two-fold question.

Number one, who on the FMERPA board suggested that Oceanport contract out their police department to Eatontown?

MR. COSENTINO: No one.

MR. HARRISON: No one.

MR. BONFORTE: We've heard there is a plan or discussion --

MR. COSENTINO: That's not true.

MR. BONFORTE: -- to contract out the police in Oceanport to Eatontown. Is that correct, or am I misinformed?

MR. HARRISON: We have a consultant that we contracted at the initiative of our emergency services advisory committee. They were commissioned to investigate potential for shared services in the area of courts, police, fire, emergency --

MR. BONFORTE: Who is the consultant?

MR. HARRISON: JPM Associates, and we just got their final recommendations. No one on the board has recommended anything.

MR. BONFORTE: Have they recommended that Oceanport contract its police to Eatontown?

MR. HARRISON: There is a recommendation that deals with Eatontown and Oceanport police department.
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1 MR. BONFORTE: What I am saying on behalf of
2 the Association and many other members of Oceanport we
3 have a fine police department. We like them. They do a
4 fine job, and we don't want to contract our police
5 department out to any other town. There are many other
6 shared services that I think might make sense, so I want
7 to stress upon JPM and the FMERPA board we absolutely do
8 not want our police department relegated to Eatontown.
9 MR. HARRISON: We have no jurisdiction over
10 that, and we don't --
11 MR. BONFORTE: Who does?
12 MR. HARRISON: No recommendations will come
13 from FMERPA relative to shared services --
14 MR. BONFORTE: Who are they?
15 MR. HARRISON: -- for the benefit of the three
16 towns to consider.
17 MR. BONFORTE: Okay, that's our feeling.
18 Thank you.
19 MR. MAHEDY: Tom Mahedy, Fort Monmouth Earth
20 Renaissance Peace Alliance, www.FMERPA.us, and also
21 Catholics' Alliance for the common good.
22 First of all, the green spaces in Oceanport we
23 are very concerned that the taxpayers of Oceanport, as
24 well as the county taxpayers will be left holding the
25 bag as far as cleanup. Cleanup has been done around the

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1 State of New Jersey as well as around the country. When
2 privatization is brought about for cleanup, very often
3 the companies that are involved with that declare
4 bankruptcy and local taxpayers are left holding the bag.
You have over 30 acres of toxic dumps and many are in Oceanport, and they are dumps. They are not landfills. There is no liners. There is no capping on it, and it is a big cover-up going on right now, and there has to be more investigation by the mayors, the three mayors, as well as FMERPA, and absolutely I say no privatization of cleanup.

Also, Matrix, who was the consultant, they get a lot of contracts from the Army because they cut corners and they save the Army a lot of money, but it doesn't mean they are doing the right thing. If people want more information, just go to a search engine military toxins.

We know Camp Evans is not cleaned up in Wall Township. The Meadowlands, $50 million has gone missing from cleanup there as well that the taxpayers of the State will be responsible for.

Secondarily, the Vet's hospital is being considered to be bulldozed. That is absolutely unacceptable. As we have seen around the country, when there is privatization of care for the Veteran's, often the prices go up and the Veterans are not being taken care of.

I would be in favor of expanding the hospital for veteran's as well as housing. I think any housing first should go to veteran's on the base. We know that at least 25% of homeless people are Veteran's.

Let's see what else. The next area, as far as the areas of technology, you talked about biotech, which
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is stem-cell research. It has already been voted down
in the State.

Nanotechnology, there is a lot of criticism
there as far as it could act as asbestos, very small
particles connect to be ingested, and there is not
enough research as far as that going on.

Also I am in favor of economic diversion for
any industry coming on must be green energy, must be
renewable.

You are talking about alternative energy.
That is not renewable energy. I'm in favor anything on
the base for peace uses and not for war profiteers,
because once we do that, we lose our incentive for
peace.

I'll stop there. Thank you.

MR. GRUSKOS: Dave Gruskos, G-R-U-S-K-O-S, 75
Cayuga.

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My question is with your green zone. We are
trying to keep things as obviously the least amount of
population as possible. When you have the horseman and
you have the state all behind doing a year-round
training facility for the thoroughbreds, why would that
not be in the plan due to the fact of the amount of
space it takes up?

MR. COSENTINO: We are unaware of any of the
details you are speaking of. There has been some
mention of a training facility. We are unaware of any
of those details. We have been at this for two years
and our plan reflects the thinking that we have. If
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there is data to support that which you are speaking of, we are unaware of that data. We've heard comments about jobs and so forth. We are unaware of any specifics with regard to that. This has been basically an unknown to us except for the fact we have heard people speak of a horse-training facility, but that's as far as our knowledge goes.

MR. GRUSKOS: Just to follow-up real quick, if this is an unknown and you find out that this is really something that was being pushed right from the State level down, would you be open minded to incorporate something like this into your plan?

MR. COSENTINO: We are submitting our plan on September 8th this year. We will vote on it. The board will vote on it on August 27th. That leaves us approximately 24 days. I'm sorry about 32 days, 33 days between now and the time we vote. That doesn't leave a lot of time to start to incorporate something we have very little knowledge of.

MR. GRUSKOS: But is it possible if the knowledge was given to you, that this plan is something you can amend, or this is pretty much cast in stone and concrete?

MR. COSENTINO: Each of the communities has 45 days starting on June 30th to make comments with regard to their portion of the plan. If those comments are incorporated into your, this town's, comments, we would look at those comments as we receive them.

MR. GRUSKOS: Thank you very much.
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MS. SIZZMAN: Sylvia Sizzman. I don't know if you have heard Al Gore's recent challenge. Al Gore you know he's been advancing plans to combat global warming, and he has said that we must commit producing 100% of our energy from cheap, clean renewable energy sources like wind, solar within 10 years. How is this plan that we have here meet those requirements or do you feel they are valid? Do you think we have to hurry with our global warming response to avoid the worse of catastrophes?

MR. DELORM: Sure I believe global warming is a real issue that we are confronted with, and to the extent we could -- at this point we included a section of the report, I'm not sure if you saw it, Miss Sizzman, that begins to identify a whole series of green and sustainable objectives for the reuse and redevelopment of Fort Monmouth, and we do address to the greatest extent that we could without having state regulations in place to ensure that that will happen, that we are recommending that certain levels of renewable and renewable energies and other tools are employed, things like re-forestation as much of the Fort as we could to deal with carbon sequestration issues, using that greenbelt as a way of treating storm water, preventing runoff and things going into our watercourses, which happened for years, establishing certain site-development standards, using pervious pavements so groundwater recharging occurs, goes back into the ground and re-nourish that environment.
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Those are recommendations we are making, and
we as a firm and very committed to doing sustainable
green development in all of our work in pushing those
boundaries.

MR. MANAPASE: Tom Manapese, councilman of

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1 Shrewsbury, New Jersey. Before I ask my question, let
2 me assure all our residents that Mayor Cicianni couldn't
3 be here tonight, and we have attended most of the
4 meetings for FMERPA. We are aware of what's going on
5 today.
6
7 My questions are both infrastructure related
8 and relate to the area in general in Shrewsbury in
9 particular. The TRWRA pumping station you mentioned 25
10 to $35 million into a pumping facility. Is there
11 anything considered for an appropriation to subsidize
12 all or part of that green fit of that pumping station?
13 I am aware they lifted the ban on the hookups,
14 and I guess the consideration of what's going to come
15 from the redeveloped area of the Fort that's going to
16 add a whole new aspect to their planning, so I just ask,
17 number one, is there anything being considered for any
18 type of appropriation to subsidize all or part of that
19 upgrade?
20
21 My second question is you reference that there
22 is an intent to redesign Hope Road and Route 36 for
23 traffic impact on the area. Sycamore Avenue is
24 beginning to border on being a parking lot, and our
25 question is to what degree would Tinton Avenue be
26 developed through the current side of the Fort, Avenue
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Avenue and be improved to a degree so that it would take
pressure off of Sycamore Avenue and provide another
east/west terminis from Route 35 out onto Oceanport and
so forth?

Those are my questions. Thank you.

MR. DELORE: I'll handle the first one. He's
more intimately involved in those conversations.

It is our intent to extend the Avenue of
Memories all the way from Tinton Avenue through to
Oceanport Avenue. What we are proposing in all
likelihood is a four-lane cross section running through
the western portions of the Fort in Eatontown with turn
lanes, so it may bump out to five lanes in certain areas
so you can get into the retail centers and other
commercial areas through the historic district. We are
proposing providing what we call a paired coupling to
maintain the historic character of the historic. We
don't want a four-lane road through the main post area.

So what we are doing when you get to about
where the bowling alley is, from that point running east
would be two lanes in one direction heading towards
Oceanport, and as you go around the headquarters
building and you would come back on the other side of
the Parade, that would be two lanes going one way west,
so, in effect, we could increase the volume of traffic
through the historic, but maintain the width of the
roadway in those areas and not take out historic trees
or change the appearance, but it will certainly provide
for increased volume east/west through the Fort.

MR. MANAPASE: Will there be commensurate
improvement to Oceanport Avenue?

MR. DELORM: The proposal has been examined,
as well we looked at the boulevard proposal made by
Eatontown, as well as adding lane signalization
improvements and the like, and a lot of that can occur
on the Fort side of the property.

MR. COSENTINO: I forgot the first question.
I don't have the answer to the subsidized
activities that Gianforte and his group may be
undertaking. We are working very, very closely with
them to identify what the flow requirements would be
from the Fort, but as an interim step, we have
undertaken, and it was alluded to earlier in the
presentation, we have undertaken to create an RFP to go
out and do an INI study to try to find how much inflow
of storm water and so forth is currently flowing into
the facility. We think it is a considerable amount,
somewhere in the vicinity of 20% or possibly greater,
which really has a great impact on the capacity of the
facility, so we will be conducting this study sometime
in the fall coming out with the RFP sometime this fall,
which will lend help to Mike and his people to
understand exactly what kind of capacity and pumping
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requirements that we'll need.

MR. NEWELL: Paul Newell again from Oceanport, New Jersey.

I tip my hat to Mr. Bonforte. I read the report from JPM Associates. It comes out on the FMERPA's website, comes out under your letterhead, and it recommends that the Oceanport police department be immediately disbanded and our personnel be shifted to Eatontown.

They have a higher salary scale and higher benefits, and that will mean immediate increase in the taxes to the people of Oceanport by our officers going over there.

Now, my question is because I believe that your recommendations, and I'll come back for the environmental, your recommendations are going to destroy our town, and the question I have for you is look, Fort Monmouth existed as an entity for 90 years. Did anybody think about creating Fort Monmouth as an independent municipality and keeping all of these problems on Fort Monmouth and letting them pay the taxes and letting them deal with the environmental problems and letting them build the $65 million school?

We don't want our police department disbanded.
We don't want a $65 million school. We don't like this plan, and I'm urging the mayor of Oceanport and mayor of Tinton Falls and Eatontown to vote no when it comes time to vote on this plan, to stand up for the citizens of Oceanport.
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Thank you.
MR. IBEX: Ted Ibex, I-b-e-x, Oceanport.
I just basically have one question, but a
couple comments leading up to it.
I was at the last assemblage of the group and
I said then, I'll say now, a lot of work has been done,
but I also remember from that meeting there were a lot
of questions concerning the economic and financial
drivers or assumptions that drove this financial model,
and I know there were questions along that way, and we
suggested to the architects this financial model could
he go back and look at the assumptions, and I can see
from the package we got that's been done.
Some of the song and dance routine that night
was to the effect our taxes were going to double, but I
gather you backed away from that, so my question is
this: Hypothetically assume that I'm the guy who is
going to approve your plan or send you back to the

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drawing board, and you have five minutes to give me an
executive summary as to why I should embrace this plan.
Nowhere in what I have read can I glean that
from the report, and I would just like to have your
executive summary why I should embrace your plan and why
this is great for Oceanport.
MR. HARRISON: That's a great question.
MR. COSENTINO: Well, listen, you can't
summarize two years of work in five minutes, nor would I
even attempt to, but, however, what I will say is we
have worked very closely with each of the
municipalities. We have worked with your mayors. We worked with people within the communities. We worked with your administrators, et cetera, continuously getting input. We have made over 150 public meetings and so forth to get that input. The gentlemen and lady's behind you have been participants in that. We continue to take information in. None of us, not a single member of the board or member of this staff, all of whom live in close proximity to this Fort, have any intention or desire to create something that would be a disaster. Quite the contrary. We have worked very, very hard to create what's best to the extent that we could for this entire region.

No development or redevelopment is anybody's panacea. I've been in the business too long to tell you anything else. Some people will hate it, some people might even like it, but we will not try to please -- we are not trying to please everybody. We are trying to take each of your questions earnestly and to respond to them. Each time we go out in a meeting like this people bring things to our attention that we take into consideration, and in the time left we will continue to do that.

I can't tell you exactly why you should love or hate that plan. That's for you to decide. We are trying the best that we could to address what we consider to be the near and long-term problems that the Federal Government has presented each of us with, not just you. It's not you versus us. It's we.
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We are presented with a problem here, and I think that we've done as much as we could possibly do to incorporate your thinking, whether it be affordable housing, whether it be the homeless, whether it be schools, et cetera, over the last two years, and this is a reflection. What you see is a reflection, a composite reflection, of all of this effort and thinking.

It will continue to change. After September 8th it will continue to change, and it will change on the basis of continued input that we get from people like you, well-meaning people with something to say, and so I say to you, continue to stay tuned to this, I know you will, because you are invested in this, and that's all we could ask of you, because you've asked that of us, and I think that this plan reflects that investment on both our parts.

MR. IBEX: You say I can make one more comment and ask one more question.

I guess by the length of your answer, that's a no, you can't answer my question, but my observation is this, that you guy's are the architect of the plan, yes, sir, you are assuming you are taking a lot of information from everyone, but you guys are the architects. You know the pluses. You know the minuses I had to glean from 500 pages of papers, but I still can't come up with a summary of the salient points impacting Oceanport or in Eatontown or Little Silver, and I think it is incumbent upon a project of this size that there must be an executive summary of some kind of
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20 all the important points and issues that you want to
21 bring to our attention to put it up here so we could
22 think about it, and I ask you to assume that I'm the guy
23 going to vote you up or vote you down. Based on your
24 answer tonight, I'm not going to vote for it.
25
MR. DELORM: Mr --

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1 MR. IBEX: You haven't answered my question.
2 MR. DELORM: Mr. Ibex, can I address some of
3 that?
4 MR. IBEX: I wish you would.
5 MR. DELORM: When we set out looking at this
6 project, we are confronted with a major economic engine
7 for Monmouth County and for the region leaving. That's
8 5,000 people put out of work. Many of them are your
9 neighbors and citizens of these three communities, as
10 well as far away as the rest of the county and probably
11 further beyond, and we set out with a goal of creating a
12 plan that would attract the kinds of industries that can
13 utilize the high-tech and garrison skills that are here
14 at the Fort, and to do that we've got to have a plan
15 that attracts those industries, and that's what the
16 economic revitalization study is about, is looking at
17 the pros and cons of why businesses are locating in the
18 State or relocating from the State and develop a
19 strategy to attract those businesses.
20 MR. IBEX: When you are finished, I'd love to
21 see your executive summary, what this is all about.
22 MR. DELORM: The second piece I would say one
23 of the key factors in attracting those businesses, not
only great facilities, but it is having the kind of
cost-of-living issues addressed for the workforce, much

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1 of that workforce is young, some of is older like myself
2 and yourself, who can’t afford large, single-family
3 homes. We want apartments, smaller townhouses,
4 affordable and workforce housing, and that’s why a lot
5 of these industries are going to Austin, Texas, the
6 research triangle, other places around the country, so
7 one of the major components of this plan and the housing
8 is to provide a range of housing from very low,
9 affordable housing to moderate, to market rate open
10 housing so we could attract a workforce, so this area
11 can work for those companies, and with those companies
12 coming have the other folks put out of work be able to
13 find a means of making a living.

MR. IBEX: Tell me how that is good for
Oceanport? I’d like to hear the rest of that answer.

MR. DELORM: Bottom line in Oceanport, maybe I
can ask Tom or Aaron to address the tax issues you saw,
we basically have a net revenue, neutral tax situation
on the municipal fund and a positive on both of the
school funds that are there.

Tom, you are better to go into that area than
I am.

MR. MARTENS: From a fiscal prospective, it is
on the positive.

Going back to the economic development, which
is the goal of this plan, economic jobs are the key
driver of home values, so that's one thing to keep in
mind. If we have employment here, that's everyone's
benefit for the population, and, again, the fiscal was
positive. I think having the jobs and the residences
nearby will help the values of both of those, so we
don't just want one or the other.

    MR. IBEX: I'll wait. Thank you.
    MR. RALEIGH: Jim Raleigh, R-a-l-e-i-g-h. I
live in Colts Neck. I have a question about the County
impact.

    When we did the visual, we only had four
meetings, one including the County, and that was meant
to take in a bigger prospective than the individual
three towns. One of the outcomes of those four meetings
was the paragraph that Claire Ward mentioned, about
train stations.

    When we met in Oceanport, everybody said put
the train station in Tinton Falls. When we met in
Tinton Falls, everybody said put it in Oceanport, and in
Eatontown they were kind of neutral, but at the County,
since we were way out in the AG building, everybody said
put it in Oceanport.

    I think that sentence about putting a station
at one or the other should be absolutely removed from

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the report, because it is a flawed process to get there.
The question is when will it be removed?

    MR. HARRISON: Can you be specific with that
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MR. RAILEIGH: There is a paragraph on 3-18 that has a statement that space is reserved for future development of a train station in Tinton Falls or Oceanport. I think that paragraph should be removed.

MR. COSENTINO: Thank you.

MR. RAILEIGH: The second question deals with traffic on Oceanport Avenue. What's the net change in traffic on Oceanport Avenue? In particular, we have two bridges crossing on either side of the Fort property. Is that a county responsibility that's going to fall to all of the taxpayers, because the developer in Oceanport doesn't want to pay his share for all the extra traffic, for all the extra cars that all these extra houses are bringing in? What is the change in the traffic on Oceanport Avenue with this change in housing?

MR. DELORM: I'll have to get back to you with exact numbers, but it is in the traffic report, but in looking at that, one of the earlier plans has a higher level of development along Oceanport Avenue, and when our traffic engineer looked at it, Steve Scalese, he was here at the March meeting and previously, the scale of

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the development proposed along Oceanport Avenue is proposed to a level where it will not require bridge widening, because we recognized that cost is something that is very high, not supportable by the municipalities, probably not in the capital plan for the county, and from a permanent standpoint expanding a bridge in a watercourse is, at best, a long-term and
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uncertain endeavor.

MR. RALEIGH: I would suggest that you change your artwork to not imply there is a tree-lined, four-lane highway.

MR. HARRISON: At this time I would like to advise you that we have about 20 minutes left before we have to have a hard stop.

MR. MAHEDY: Expand it, because it was closed down for a long time, because Tinton Falls had a lot more time than we did. It isn't right. It is an important meeting. Let the people speak.

MS. GAY: My name is Carol Gay, G-a-y, and I represent New Jersey Labor Against The War. I'm very glad to hear that there is contained in the plans affordable housing. I don't know how many units. How many units exactly? Do you know?

MR. BANISCH: Are you talking about the requirement of the State or proposed in the plan?

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MS. GAY: Just what is proposed.

MR. BANISCH: The plan now calls for 25% of a number. That is over 1,500 units and change to be low and moderate income units that would account for affordable housing credits.

MS. GAY: To go back on the comments from Tom Mahedy, he commented on veteran's housing. Will there be -- but nobody responded to him. Will there be any preference for veteran's housing, because there is a crying need for housing for veteran's?

MR. BANISCH: When you say preference, the
affordable housing requirements of the State mandate
that there be an affirmative marketing approach that
allows units to be marketed throughout the region to
anybody who is eligible, so prefaced like that, we are
not specifically readily locating those people in
affordable housing.

MS. GAY: And he also mentioned the awarding
of contracts for the cleanup. Who exactly will be
awarding these contracts, and who will be doing the
oversight to guarantee that there will be accountability
in the cleanup?

MR. HARRISON: NJDEP has the oversight. They
currently have the oversight and continue to have the
oversight. As far as who will be leading the contracts,

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that depends on a number of different things. It is the
Army initially but -- yes, Army is responsible cradle to
g rave whether they award the contracts or somebody else
awards the contracts.

MS. GAY: So that does bring me to my
question. Will CACI be part of this redevelopment plan?

MR. HARRISON: I couldn't tell you. We have
no control over CACI.

MS. GAY: I know there is office buildings and
all kinds of plans. Will they be one of the tenants?

MR. HARRISON: We couldn't tell you. That's
not our role.

MR. COSENTINO: No tenants are identified.

MS. GAY: Who will determine that? When will
that be determined?
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16 The reason I bring that up, CACI, they are
17 already in the neighborhood, and I certainly hope that
18 they will not be given space in this new redevelopment
19 plan or new complex, because they are torturers. That's
20 what they do in Iraq, they torture people, and I don't
21 think this community would want to welcome CACI or any
22 other private contractors like them that are involved in
23 torturing and killing people in Iraq.
24
25 MR. HARRISON: Thank you.
26
27 MR. BRISCIONE: Thank you for the presentation

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and the fiscals. It is far superior to what we saw last
1 time. However, I do still have some questions on those,
2 and I guess those may be for Tom, and I'm concerned
3 about the financial feasibility and its affect on our
4 existing taxpayers.
5
6 There were seven negative, 7,000 at your
7 number, after 10 years based on your projections of
8 evaluations. Have you factored in any property tax
9 exemption in those numbers?
10
11 MR. MARTENS: There are several uses that
12 won't be paying taxes.
13
14 MR. BRISCIONE: I mean, you have, for example,
15 475,000 square feet of office and research and
16 development at 90% occupancy, so are you anticipating
17 you'll have to give them any incentive, tax incentive,
18 to get them at 90% occupancy?
19
20 MR. MARTENS: No, no local incentives. There
21 may be state-level incentives, but that's worked out by
22 the state, but there were no local.

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MR. BRISCIONE: So how would you propose to
get buildings like that occupied at those levels in this
area without incentives?

MR. MARTENS: Again, I said there will not be
local incentives.

MR. BRISCIONE: Given the cost structure here

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and the fleeing of industry from this state, and I think
we just saw Black Rock leaving Princeton to go to
Pennsylvania losing 1,200 employees, I would think it is
going to be a challenge to keep people or get people to
come here in these type of buildings on a market basis
without giving tax incentives, and that would then
change the projections that you are giving. Instead of
being negative 7,000, it may be a greater negative at 10
years.

MR. MARTENS: Well, the rents that I used to
determine the value were not on the high side. They
were definitely on the lower end of the spectrum.

MR. BRISCIONE: I would disagree with that,
and here's why. You have on the office section office
research 86,839,000 in ratables generating 270,000 in
taxes, thereabouts. That's an average of $240 a square
foot.

The last re-evaluation that was done was just
completed in Tinton Falls. They are assessing Class B
office at 150 to $170 a square foot. In your
calculations you have included Russell Hall which
contributes 51,000 in municipal taxes and is assessed at
$213 a square foot. I think that's a FEMA building and
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24 will be exempted from taxes.
25

MR. MARTENS: Well, we haven't identified who

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1 all they are in the buildings.
2 MR. BRISCIONE: We know FEMA will be in that
3 building.
4 All I'm saying calculations -- if the
5 calculations are more to what I would say they are than
6 what you say they are, then our negative numbers are
7 going to be higher and that, in turn, is going to cost
8 us more money in the interim basis until a full
9 build-out, I would guess.
10 MR. MARTENS: I want to back up. You
11 mentioned Tinton Falls assessed value. Is that their
12 new value?
13 MR. BRISCIONE: Brand new values. I can give
14 you addresses that those properties were valued.
15 I think your rents you are 90% occupancy at 8%
16 cap rates at those dollar numbers, and I think on a
17 triple net basis is somewhat high for this area, but
18 that's my opinion.
19 Just on another one in town you have 127,549
20 square foot of retail, and you have assessed a
21 neighborhood convenience retail store 19,000 square feet
22 at 5 million more or $281 a square foot. We currently
23 have a 24,000 square foot neighborhood commercial
24 building that is currently assessed at $143 a square
25 foot, and that was done two years ago, and we are still

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at 100%, so I would think those numbers are optimistic, and I think if they are optimistic, then the moneys coming out of our pocket in the early years --

MR. MARTENS: We could relook at it, but I think the fact we have mixed-use development will help bring in higher rents, because they are also supporting each other on the side.

MR. BRISCIONE: At the same time you are reusing existing buildings that are going to be non-competitive with new buildings in the marketplace, and you are going to be at higher vacancy rates because these defense contractors leaving the area to go with the projects to Maryland we are going to be creating a higher vacancy.

Additionally, on your hotel projections I would ask you to look, and you don't have to do it now, look at your expense calculations and tell me where the property tax expense is. I don't see a property tax expense in there. If the property tax expense is taken out, then obviously that lowers the value of the hotel and lowers the assessment which lowers the taxes, so I just somewhat challenge some of the projections in that we are going to be in a break-even period after 10 years.

MR. MARTENS: If you have any documentation you want to send --

MR. BRISCIONE: I would be happy to give you
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addresses of where these are and what the assessments
are on them.

Additionally, and I'll go quick,
infrastructure you identify close to $50 million without
the cost of gas, water, telephone, roads, bridges,
drainage improvements. Any ballpark number as to what
that cost would be and whose picking it up?

MR. DELORM: Well, at this conceptual level we
haven't done full engineered drawings to do detailed
cost estimates, nor have we been able to do
investigations to really dig into the existing
conditions, specifically throughout the site.

Typically in the report what we have indicated
is who would be responsible for picking up various
elements of that infrastructure improvements. As you
know, I think you in development or associated with
development projects, a significant portion of those
improvements will be borne by the developer paying their
fair-share costs of improvements.

The details of all these things will be an
ongoing investigation as we move into the phase where we
identify developers to redevelop individual parcels.

MR. BRISCIONE: I would agree with you, but

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given the cost of that infrastructure development, that,
in turn, the developer would say I'm getting X number of
units, I'm paying $100 million, I'm not paying what you
think the property is worth. How does that jive with
what the Army thinks they are going to get for this
property?
MR. COSENTINO: Of course we don't know what
the Army thinks they are going to get. They will do
their own valuation. I'm sure they have done that
valuation already. We are not privy to that
information.

What they will do is they will make an
appraisal of this plan, I'm sure, with a prospective
buyer or series of buyers, a master developer possibly,
but I can't address that. I don't think any of us can
address what their expectations are. The market has
changed.

MR. BRISCIONE: That's fair. There is going
to be a very high cost of development that will have to
be borne by someone, and hopefully not the taxpayers.

MR. COSENTINO: You are correct.

MR. BRISCIONE: One last thing and I'll leave.
In the 10-year plan we have 300 residential units. Can
you address how many of those will be COAH, which would
be 25%?

In addition, could you tell us how many of the
homeless NOI units will be in Oceanport at the 10-year
cycle?

MR. HARRISON: We haven't considered phasing
as far as the contribution to COAH at this point in
time.

MR. BRISCIONE: But it's going to be 20 -- I
would guess everything on the table it will be 20, 25%
of the 300 that would be affordable. We could use that
as a ballpark.
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MR. HARRISON: But we don't know how that is phased exactly.

MR. BRISCIONE: How about the NOI? Why I ask, if they are on line early before build-out, who is paying the costs associated with those police, emergency services, public works, those type of things?

MR. HARRISON: First of all, I can tell you potentially what accommodations might be made in oceanport, but we are still in negotiations with the homeless providers to come up with binding agreements as to specific facilities that they may occupy and under what terms and conditions.

In our discussions with them, we are having discussions about the availability of infrastructure utilities, so none of that has been determined yet.

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MR. BRISCIONE: It just goes back to the point somebody else made, at what point does this become a burden on existing taxpayers, and should it then be treated as an entity onto itself, and you don't have to -- I understand where you are going with that. Thank you.

MR. BONFORTE: John Bonforte.

Mr. Cosentino, I like your suggestion about we, and I would just ask you all for a minute to put this in context, because it is not a you or I or we, and suspend this belief, and all of you up there pretend that you are Oceanport taxpayers, you are stretched to the limit, you are at full evaluation, your taxes are at the point where some of you are going to leave, this is
the context in which we ask these questions, and when we
get numbers that we can't comprehend, you scare the hell
out of us.

For example, in your case, sir, it's been my
experience I take issue with your comment about the
value of properties based on jobs. It's been our
experience in Oceanport that the value is based on the
quality of life which speaks for our police department
and our town father's and the educational system, so you
are all members of Oceanport, you are all concerned
about that. How is what you are doing going to affect

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those two things?

Now, how many students will be generated by
this new plan for the 400 acres of Oceanport? How many?

MR. HARRISON: I don't have the numbers in
front of me.

MR. BONFORTE: It is a key number.

MR. COSENTINO: 84 over 20 years.

MR. BONFORTE: Eighty-four students for 400,
500 units? We don't believe that number. Not because
we don't believe you, you are part of us now, your taxes
are going to be impacted by how many students. We don't
believe 84.

Now, we got a very enlightened presentation of
the dollars and cents. When you higher an accountant,
one of the ways you higher him, you ask how much is one
and one and he says what do you want it to be? So we,
operating at a position as taxpayers, we are not sure
where you get these numbers and how you put it together.
we don't believe that those numbers are ever going to
generate a positive cash flow for Oceanport. We think
that the planners are not residents of Oceanport, with
all due respect to their professional capacity. These
numbers, for example, presuppose that the business is
going to generate the income to give you a positive cash
flow for the taxpayers. You can't get business in

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Jersey.
The houses are going to fill up regardless.
Housing is in short supply, so we are sure the cost of
the housing is going to happen as soon as the housing is
built.

I happen to own several buildings in the State
of New Jersey. I can tell you nobody wants to do
business in the State of New Jersey if they are in
competitive business. You can't afford to do business
in Jersey.

How are you going to attract businesses to
this property when Industrial Way West has hundreds of
thousands of square feet that are vacant?

So these are the things that scare us, and if
you were us and if you lived in Oceanport, you would
look at these numbers and you would say you don't
believe them.

Thank you.

MR. GRUSKOS: Dave Gruskos. You did your job.
Unfortunately, you have to keep taking shots.
The things that I just don't understand or I
don't understand why you don't constantly adjust the
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plan. When you were dealing with your commercial space,
there was no Family Leave Act. The Family Leave Act, as
great as it is, scared a tremendous amount of business

out of Jersey.

I did graduate eighth grade here. I struggled
to get that far, but I got through it. Your actuaries,
and, Tom, no offense to you, should have gone to this
school, because the math stinks. Your estimates on tax
ratables, as much as they are adjusted now, they were up
100% the first time we saw the plan, your commercial
rental is still off 100%. Your costs you are going to
sell your homes is astronomical based on the market, and
the market is going to get worse, not better.

when you say Oceanport, you are not going to
have a net loss of 7,000, it is 700,000. Come up with a
realistic figure so everybody is comfortable. Instead
of our taxes doubling, it is 25%, but there is no way
that these figures -- they have to be adjusted, and I
think it is only fair -- I did not go to your
presentations for other towns, and I know you get a plan
done and continue on, but unfortunately the market is
changing your numbers dramatically and they should be
adjusted dramatically so we see a real number.

MR. COSENTINO: Tell me what's going to happen
in three years.

MR. GRUSKOS: Three years I've been through
business cycles. The houses will be worth a little bit
less than now, interest rates close to double what they

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are now. You know, that's my opinion. I've been through three cycles. Maybe in the fourth cycle it'll be different, but it's been pretty steady.

MR. COSENTINO: Thank you for your opinion.

MR. IRACE: Joseph Irace, Oceanport, councilman in town.

I want to follow-up on questions of council, and I want to focus on the COAH aspect of this plan and affordable housing and the homeless.

In Oceanport, as you may be aware, and a lot of small towns, COAH obligations they get more and more burdensome and cost the taxpayers more and more money.

What people need to know is there is a difference between affordable houses -- I have two young kids I would love to be able to see live in Oceanport and buy an affordable house. If you looked at your original plan provided there were a lot of affordable one and two bedroom condos, which is true, affordable housing. The concept of COAH housing takes affordable housing to a new level and takes it off the tax roles and add homeless shelters, correct me if I am wrong, Frank, those do not count to COAH obligations, so when you throw a number of 20%, which is what our true COAH number is now, you are changing 20 to 25% and reading a report where the majority, if not all, of the homeless shelters are in the Borough of Oceanport, I have a feeling 75% of the taxpayers paying full tax will be
responsible of paying 100% of the services in this town,
then you call for a study which merges -- not even
merges, dissolves our police department out of
existence, I'm concern Oceanport as a viable entity
disappears.

And you guys charge with your report do no
harm. I think you should follow do no harm. A lot
going on in this plan harms the taxpayers of Oceanport.
I ask you to take a look at all these affordable housing
and not put the majority of homeless shelters in our
town.

MR. HARRISON: First of all, nothing has been
officially negotiated and bought into by an agreement
with these homeless providers.

Let me tell you what we are looking at. First
of all for permanent supportive homeless accommodations
there is one credit, plus one bonus credit for each
stand-alone unit. For permanent support of housing,
that's assisted living style housing, there is 1.25
credits per bedroom proposed in current COAH
legislation, so we are looking that there will be some
COAH credits for some of these homeless accommodations,
which, by the way, we are mandated by federal law to

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accommodate, and we are going to ensure that there is an
allotment, if you will, to all three towns. It is not
true that it is all going to be in Oceanport.

What we are looking at now in the process of
negotiating will not generate school-age children for
Oceanport. The particular accommodations that we are
planning on accommodating. In fact, a number of these homeless providers do pay payments in lieu of taxes, certainly that's not 100% of what you get for a market rate, but there is some accommodation made by some of these homeless providers, so I want to set the record straight.

MR. BANISCH: I don't disagree with anything Rick just said. The question you asked initially was would all the homeless units count or accommodations count or not, and we know there are types of shelters and other types of accommodations that wouldn't count under the current COAH rules. He pointed out the bonuses available. We have been working with COAH staff to see if there are ways to have a unique approach to those accountings. That might be done relative to the Fort largely because as we look at piling on cost considerations in a project that's supposed to be able to net out lots of good, high paying jobs, we need to make sure we don't overload the lifeboat, as I have used that example in the past.

MR. IRACE: Thank you. I met with the COAH committee, and I am a member of that, and we still haven't gotten answers to what counts and what doesn't count, and we have spent a lot of money, the Borough, in the lawsuit as we are now in, the COAH lawsuit. It is important to this town, and it is a lot of money.

MR. BANISCH: Your planners were on the phone with us today and we are trying to help provide the framework for COAH to make the changes.
MR. IRACE: I would like to see those numbers in writing if they could be provided to our mayor.

MS. KAHLE: Ellen Kahle, Oceanport. My question is about the homeless shelters. How many are going to be in Oceanport?

MR. HARRISON: It is still under negotiation. One that is a potential actually won't be a housing unit. It will be a day center. The people actually will not live there and stay overnight, and they will be transported to their jobs and to their schools every day and at night they would be transported to various congregations, churches who would put them up and feed them for a week at a time. That's one of the proposed accommodations, but, like I say, that's not been officially negotiated yet, but that is a potential.

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We are looking for one accommodation that had been focused on, a building in Oceanport to actually go off the Fort property and be funded by sale of property, and we are currently in negotiations on that, so it would be money coming from the sale of property that would fund them to build somewhere else, not on the Fort, so there would be no impact on the local municipality.

Another one we are looking at would be what we call SRO housing, single-room occupancy housing. That's sort of assisted living. It's people that could not live completely on their own, so they would live in a single-room occupancy shelter, and, quite frankly, we don't like the word shelter. It is an accommodation
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that would have a common kitchen and dining room, and
these people would have their own little apartments, and
these people do not generate any school-age children as well.

MS. KAHLE: Are you looking at any kind of the
criteria in the town of Oceanport, being we have a large
residential component that you are proposing, and also
the school, I know in the past we have had problems with
the children that we currently have. I'm wondering what
is the criteria of the people coming in?

MR. HARRISON: That particular building is no

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longer in the plan. These locations, if they do come to
fruition, are nowhere near the school area. They are on
the other side of the parade field.

MS. KAHLE: The proposal you have, you have a
jitney going through the whole development, a lot of
walking trails, as you said, open spaces, things like
that nature, parks, so you are going to have -- really,
there will be access to the whole area, so I'm wondering
are you looking at the criteria of the homeless shelters
that you are putting in based on the residential
component and the school that you are going to have in
there?

MR. HARRISON: Yes. In fact, we are looking
to schedule a meeting between town officials, as well as
school officials and law enforcement officials from
Oceanport to actually sit down with the folks who run
these homeless accommodations so that they can dissuade
any fears the town might have relative to potential
negative impacts, so we are taking into consideration
the locale that these are placed, what's around them,
and also taking care to ensure there won't be impact on
the schools, as well as law enforcement. That's part of
the criteria that we are looking at in making our
decisions.

MS. KAHLE: Is there any way they will be

screened for sexual abuse, pedophilia, stuff like that?

MR. HARRISON: Absolutely. I have been
assured by them all that screening will take place.

MR. WELCH: Phil Welch, Jr., W-E-L-C-H. I'm a
resident of Middletown. I have a question for Tom on
the fiscal impact analysis.

These are all specific numbers, and I wondered
whether any sensitivity analysis was done by looking at
the affects of increase or decrease in employers or jobs
or increase or decrease in households or housing units?

MR. MARTENS: No. Actually, we don't have a
sensitivity analysis, but I think fairly similar range
to where we are, which is just --

MR. WELCH: If FMERPA asked you to do a
sensitivity analysis, would you be able to do that?
Your model or your framework, would that support it?

MR. MARTENS: Yes, we would be able to do
that.

MR. WELCH: Thank you.

MR. HARRISON: I would like to ask Mayor Mahon
if we could allow anymore comments? We are eating into
his time.
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MR. MAHEDY: Tom Mahedy, Fort Monmouth Peace
Alliance, FMERPA.US.
First of all, this is a test case. Folks who

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are here who haven't been going to the meetings for the
past two years, as of 2005 the BRAC laws have changed
where instead of giving the land and all the buildings
and resources to the towns, the Army says they own
everything, and you have to either buy it back from them
or ask for economic conveyance, and I think what should
happen here.

I'm very aware taxpayers are stressed very
tight, and I think what has to happen is that every
penny, if it is to go to privatized, which I am opposed
to, every penny the Army is trying to get, they are
hoping to get $1 billion, should go back to the towns of
Eatontown, Oceanport, Tinton Falls and not go down to
Aberdeen, Maryland. I think people who are without
homes, and many also are victims of domestic violence as
well as Veteran's, and many Veteran's are committing
suicide because they have no housing and not getting the
care they need. The money should go to the towns. It
should not go down to Aberdeen.

Secondarily, the corporations that are trying
to come on to the base, they have formed a group, the
Patriot Alliance, where they are trying to go on as a
non-profit and they are also asking for tax breaks.
This is the main problem. They are asking for, you
know, a lot, a lot of money, and these are
billion-dollar corporations. That's what I see is the main problem.

First of all, the land and everything should go back to the towns, and, secondarily, they all ask for these huge tax breaks, and they are billion-dollar corporations.

Secondarily, the whole cradle to grave lingo is not based on fact. If you look across the United States, the Army is not cleaning up their sites. They are not even doing it in Monmouth County at Camp Evans. You must stop saying cradle to grave. We will be in our graves and it still will be toxic here.

The privatizing, one, everything is privatized. They wash their hands and say okay, it's privatized, it's up to that corporation that said that they are going to clean it up, and we see time and time again all they have to do is declare bankruptcy, and the laws are very, very weak. There is no teeth in the laws.

As far as CACI, CACI is being sued for torture, and as we know, we see now the evidence which was gotten from torture is not admissible in court. Not only is it wrong ethically, but it is not even worth it, so CACI has been having meetings with FMERPA and they must be -- this must be stopped.

Furthermore, we've been asking for what other
corporations that you have been meeting with the different subcommittees for industries. They have not met for the last six months, and they have had private meetings, like the one on February 15th that we are trying to get a list. There were 80 different corporations that they met with, and we've been told that's secret information. These corporations have to be known, who they are, so we could do investigation on them to see if they are financially feasible, and also if we want that kind of corporation.

Again, I repeat, I'm in favor for the wonderful employees that work at Fort Monmouth, I have many friends worked there over the years, we give them all the support they can to move into industries which are good for earth, that are peaceful, that will help to lead to nonviolent solutions in this world. Thank you.

MR. HARRISON: I want to thank you for your participation tonight, and please let the record reflect that the public hearing adjourned at 8:27 p.m. This hearing is now adjourned. I want to thank you all again. Have a good evening.

(whereupon the matter was concluded for the day.)

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I, MARY E. DAVIS, Certified Court Reporter of the State of New Jersey, do hereby certify that the foregoing is a true and correct transcript of the proceedings.
Exhibit b30

Eatontown Public Hearing
Transcript
FORT MONMOUTH ECONOMIC REVITALIZATION
PLANNING AUTHORITY

IN RE:

EATONTOWN PUBLIC HEARING:

 Transcript of the stenographic notes of
the proceedings taken in the above-entitled matter, as
taken by MARY E. DAVIS, a Certified Shorthand Reporter
of the State of New Jersey, At the Eatontown Municipal
Building, 47 Broad Street, Eatontown, New Jersey on
July 29, 2008 commencing at 6:30 p.m.

APPARENCES

TIM DELORM, EDAW/AECOM
RICK HARRISON, FMERPA
TOM MARTENS, ERA
FRANK BANISCH, BANISCH ASSOCS, INC.
FRANK C. COSENTINO, EXEC. DIRECTOR
STEVEN YOUNG, MATRIX DESIGN GROUP
(telephonically)

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MR. COSENTINO: Good evening. My name is
Frank Cosentino, executive director of the Fort Monmouth
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Economic Revitalization Planning Authority. I'd like
now call to order and open the Eatontown public hearing
on the Fort Monmouth Redevelopment and Reuse Plan which
is being held pursuant to Section 14 of Public Law 2006,
Chapter 16, the FMERPA Act.

Please let the record reflect that the public
hearing began at 6:40 p.m.

Kathryn, would you please read the Open Public
Meetings Act Notice?

MS. VERROCHI: Adequate notice of today's
public hearing of the Fort Monmouth Economic
Revitalization Planning Authority has been provided in
accordance with the Open Public Meetings Act. Notices
were filed on July 17, 2008 with the Secretary of State.
These notices were mailed to 18 newspapers of general
distribution and three radio stations and mailed to each
individual agency and organization that requested such
notice.

MR. COSENTINO: Thank you.

On behalf of the Authority I want to welcome
you this evening and thank you for being here. I would
also like to express our appreciation to Mayor Tarantolo
and the governing body for the use of this facility this
evening.

This is the third of three public hearings
mandated by the FMERPA Act to be held in each of the
three host communities. There will be a fourth public
hearing on August 15, 2008 on the LRA application to
HUD. The two components of the LRA application are the
eatontown public hearing 7-29-08
7 Fort Monmouth Redevelopment and Reuse Plan and the
8 Homeless Assistance Submission.
9 I would also call your attention to the
10 availability of the Reuse Plan and the first draft of
11 the Homeless Assistance Submission which can be found on
12 our website at www.nj.gov/fmerpa. Both are also
13 available in the Monmouth County Library Eastern branch
14 and the Eatontown, Oceanport and Tinton Falls libraries.
15 You can comment or ask questions about the Reuse Plan
16 via our website, which is available to you. You can
17 comment or ask questions about the Homeless Assistance
18 Submission via www.state.nj.us/FMERPA/hascomments.
19 The format for tonight’s hearing will be a
20 presentation by Tim Delorm, principal at EDAW, our
21 planning consultant, supported by Tom Martens of ERA,
22 Economic Research Associates, and Frank Banisch of
23 Banisch Associates.
24 Apparently Frank is held up in traffic, but I
25 do expect him here.

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1 This will be followed by a comment and
2 question and answer session of approximately an hour or
3 whatever time is needed.
4 We also have with us via telephone tonight
5 Steve Young from the Matrix Design entity in Denver,
6 Colorado, and he is our consultant on environmental
7 issues, and I’m sure you will be able to hear Steve when
8 we move the microphone over at the appropriate time.
9 So for purposes of tonight’s meeting and
10 purposes of our transcript, I would ask that everyone
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wishing to speak please identify themselves clearly,
your town of residence, and, if applicable, the
organization you are representing. Please also spell
your last name for the transcript record.

Tim.

MR. DELORM: Thank you, Frank.

Good evening, everybody, Mayor, members of the
council, planning board, and welcome to the public. My
name is Tim Delorm, D-E-L-O-R-M, with EDAW, principal
planner for the project representing FMERPA on the
Redevelopment and Reuse Plan.

Each time we presented the plan, the plan has
gotten better because of your comments, so we are happy
to be here again tonight to hear your comments on the
presentation and suggestions on how we can improve the

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plan, and we look forward to those at the end of the
meeting.

What we are going to do is take you through a
series of slides, probably 30 or so, go through the plan
in particular of interest to you that is new which will
be more detailed review of community impact, fiscal
impact assessment prepared by ERA, and we will open the
floor to your questions.

We are obviously here on July 29th for the
public meeting with the municipality of Eatontown. On
August 15th there will be a public meeting on the LRA
application for the plan at 10 a.m. in Tinton Falls, I
believe the municipal building, and following that on
the 27th of August the FMERPA board will meet to approve
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the LRA application, and then if all goes well, we
anticipate filing the final plan in Washington on
September 8th.

THE PUBLIC: It is Eatontown now? Eatontown
or Tinton Falls? The 15th, 10 a.m. on the website it
says Eatontown.

MR. DELORM: We'll check that.

Some of this will be redundant for some of you
here previously, but I'll run through most of the plan
anyway for those here for the first time.

We sent out our mission quite clearly was to

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create a sustainable technology community at Fort
Monmouth, in that we want to create a sustainable plan
from an economic, social and environmental standpoint.
Important in that obviously is the recreation and
reabsorption of new jobs. Some 3,050 or so folks will
be out of work when the mission leaves, and we need to
replace those jobs as quickly as we could.

Same time one of the other key issues we are
dealing is how to address workforce and affordable
housing and housing for the homeless, and do all of this
in a economically balanced way so that we come out with
a positive fiscal impact for each of the communities.

We are going to cover a number of things
tonight. You can see them here on the list. We are
going to give you a brief update on infrastructure
relating to sanitary sewer issues.

For those of you who want more detail, there
is on the website, which you will see at the end, an
extensive library of existing conditions analysis that addresses all of the utility, infrastructure, cultural, historic resources and environmental issues and the like.

We will also review very quickly whose responsibility it is for the cleanup of the property in conformance with the land uses that are proposed and go onto the basic plan itself and end with the fiscal impact analysis.

Starting with infrastructure, again, I'm going to focus on sanitary sewer. You have heard previously, and we have confirmed this time and again with the Twin Rivers Water Reclamation Authority, the issue with the sewage authority is not one of capacity of the plant. The plant has adequate capacity to handle any proposed development and build out at the 20-year level for this proposal. There is, however, an issue with the pumping station at the plant, and it is currently undersized and cannot pump the amount of effluent that would need to be pumped into the facility, so we have had conversations with them and to replace that facility would be a 25 to $35 million investment to update the utility.

There is also a very aged system in place and we are getting a tremendous amount of infiltration of storm water into that system, so, in effect, the plant is treating rainwater as well as effluent from businesses and the communities, so FMERPA is contracting or has contracted to have a robotic camera, if you will, placed into the system to begin to identify where the
going forward, but there is adequate capacity, and with improvement of the pump station, we could clearly handle the effluent that would come from this project. On the environmental front, again, you heard we have Steve Young from Matrix Design Group with us on the phone, and he can address specific questions. I just want to go over again the responsibilities and how the cleanup may occur over time. To date we have completed or we haven’t, but the Army has completed a phase one and phase two environmental assessment. I believe that phase two assessment is on the website of FNERPA at this point, so you can review that document there. Matrix is in the process of reviewing it as well.

Ultimately, though, the responsibility for monitoring and regulating the cleanup falls with New Jersey Department of Environmental Protection. It does not fall with FNERPA. It does not fall with the municipalities. It is up to DEP to monitor, establish the standards for cleanup and make sure it gets done in conformance with those standards.

In preparing the plan we took into account what all the known contaminants were on the site and located land uses in such a way we believe can readily be mitigated and remediated so those land uses can, in
fact, be developed in a safe fashion.

There are a number of vehicles by which the
Army can use to go about doing that cleanup. They,
themselves, can contract directly with a subcontractor
to do the various cleanup components with the plan
conformance with DEP. They have two other
possibilities. One is they can also negotiate with a
redeveloper of a piece of property to have them clean up
the property. They would again have to clean it up to
DEP standards, and it would in no way alleviate the
Department of Defense from having responsibility to make
sure that that site is cleaned.

Typically when that happens, the developer
gets a credit against whatever the value of the land
might be to offset his cleanup costs.

The little less common vehicle is for the LRA
to take on their responsibility of contracting a
subcontractor to do the various components of the
cleanup, and, again, the responsibility still remains
with the Department of Defense and DEP to oversee that
work.

I'm sure there have been questions in the
previous two municipalities, and you will have more
specific environmental questions, and Steve is here to
address those as we move forward.

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the plan with setting the goals, and then we quickly
move towards developing these six principles, the guide
to redevelopment -- I'll go through these quickly. On
the upper left you see a diagram about decreasing the
overall development density from west to east from the
Parkway to the Shrewsbury River, and what we are saying
is because of existing infrastructure highway access and
the like located on the western portion of the site,
that the Tinton Falls area is best suited to handle the
most dense level of development, and as we move towards
the east as the roadway network, the transportation
systems that are in place become less significant, more
local streets and county roads as opposed to state
highways and the combination of having increased
environmental sensitivity as the two creeks make their
way up into the site, we want to protect those, so this
is appropriate that the density decrease.

When we go to the second principle, creating a
blue-green network, in establishing buffers and
protecting those environmental and ecological resources
along the creeks, wetlands, tributaries associated with
them, we create an extensive, approximately 500-acre,
greenbelt, if you will, that extends from Parker's creek
and from oceanport creek, all the way through the center

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of Eatontown and on into Tinton Falls around the golf
course and up to the Parkway.

So one of the great aspects of that is we have
an opportunity to create not only a protective, natural
systems protection buffer zone, but we have the armature
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of a great parks system that we could capitalize on.

Third one is extending compatible land uses.
Where they have residential resources as along Broad
Street and along Main Street in Oceanport, we want to
make sure that what happens across the property line or
across the street is compatible, so you'll see we are
proposing residential across the street from
residential. Where there is existing commercial, we are
proposing to extending commercial so we don't have
incapability adjacencies.

As we go to the fourth one, improve traffic
conditions. You drive this every day, I drive it a
couple times a week, and I have experienced delays at
the major intersections along Route 36, Hope Road being
the worse of those.

We have had a number of conversations with the
New Jersey Turnpike Authority, the DOT and others about
the intersection where you come off at I-95 to Hope Road
and Route 36 and have a conceptual plan that would
improve the service of that intersection and the current

condition from a level service F, just like school
grades, failing, where you sit for several light cycles
before you get through that intersection, get to a level
of service C greatly improving mobility throughout the
area and combine future development.

So the circles are the seven major
intersections we surveyed as part of this conceptual
study, and there is likely to be significant
improvements in terms of road widenings, turning lanes
added, signalization changes and those sorts of things to improve the flow.

This diagram also suggests where major road widenings would occur along the areas of the Fort in Eatontown. Clearly that section of 35 from Broad Street to the main gate and beyond would need to be widened to accommodate traffic as would Tinton Avenue between the Fort's main gate and the Parkway. Those are shown here.

I'll note now as the study develops and developers are identified, they will be required to do detailed traffic analysis of all the intersections where they have 100 or more cars that would go through them, so that would occur at a later date, but these are the major improvements.

We are also showing an enhanced jitney link to regional transportation facilities that exist today. We are proposing no train stations anywhere on the Fort.

We are proposing to connect into the Little Silver train station by way of a jitney service which would run in a loop that's shown conceptually here to run through each of the development zones of the property and potentially extend into the center of Eatontown and pick up other major generators of traffic.

Also at Route 35 will connect to local bus service with an intermodal transfer point at the corner of Tinton Avenue and Avenue of Memories and Route 35.

Lastly, there is a tremendous amount of resources at the Fort. Those are physical structures, historic structures. They include an IT and research...
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infrastructure that's extremely valuable out in the
market place as we try to attract new businesses, and
obviously you all know there is a pretty skilled work
force here, 5,000 current employees on the Fort who are
private citizens working on the mission, and so our plan
propose is to reuse approximately a million and a half
square feet of non-commercial structures and 98%, I
think it is, of the existing residential structures in
the plan as we move forward.

We have one tremendous asset. We have a
gothermal well system which is important in meeting
heating and cooling. Research buildings have high

demands for HVAC systems. We know where they are
located. The mission or the garrison and DOD have not
shared the specific information about exactly which
buildings are connected to which wells and what kind of
capacity they have at this point, but we anticipate as
we move into the stages of the plan we will get more
information from them as the mission begins to move.

We think this is very valuable and enticing to
some of the State's economic development policies with
regard to renewable energy research and development.

So the plan itself, I'm not going to go into
detail on the overall plan, but to give you a sense how
things lay on the land, I'll move from the Garden State
Parkway Tinton Falls across the site quickly to
Oceanport and go through in more detail specifically
what's proposed in Eatontown.

In Tinton Falls, to start here, what's
The public hearing on 7-29-08 proposed on the north half of the site along Tinton Avenue is the creation of a mixed-use town center. That facility would have about 80,000 square feet of retail, new municipal library and a number of residential units, about 264 mixed-income residences, but the main driver in this area on the jobs creation site is creation of a mixed-use, high-tech business center centered around the adaptive reuse of the Myers Center and supported by some

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250,000 square feet of additional Class A R&D and office space.

There is a number of existing civic facilities remaining, the teen center, child development center, the firehouse and the like, and would be used for municipal purposes and a significant parkland adjacent to the south side of the property.

I'm going to jump over Eatontown, go right over to Oceanport. There is three nodes of major development here in the center of the site. Straddling the town line with Eatontown is the proposal of a green industry and technology campus or cluster. This would be a place where the State and we would try and attract industries who are developing renewable and green energy, solar, potentially hydrogen fuel cell capitalizing on geothermal and the like, and those would be located in this area around the McAfee Center, which we would also anticipate would be a reuse for probably information technology companies.

There are a number of existing buildings that would remain there as well, the bowling alley, the
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library, the fitness center. The like buildings that
are more civic in nature would be located in this area.
Along Main Street there is a proposal for an
educational and medical campus. We have been exploring

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1 with various healthcare providers for the adaptable
2 reuse potential of the Paterson Army Health Clinic. We
3 continue those dialogues, and we are showing in the plan
4 currently, though, there might be a new joint facility
5 for the VA and for the community constructed on the
6 site, but both options remain open at this point.
7 We are showing a 15-acre parcel of land that
8 could be used for a new school site for the
9 municipality, and as I mentioned earlier with
10 residential across the street, an extension of largely
11 small lot, single-family homes to be compatible with it.
12 In the area of the main post and historic
13 parade area all of historic housing is being retained as
14 obviously residential use. We are proposing a small
15 boutique, hotel and a specialty retail center,
16 waterfront retail center, along Parker's creek, and then
17 the center of the development here really is the
18 redevelopment of Oceanport Avenue as a more traditional
19 waterfront main street, mixed-use in nature, with
20 specialty, convenience, retail, professional offices and
21 the like, and behind that a series of apartments of
22 various mixed income and ownership possibilities, and
23 all of that linked together on this plan has
24 approximately 500 acres of total open space, passive and
25 active recreation, plus the golf course being preserved

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as a public golf course.

I should say overall we are proposing approximately 6 million square feet of redevelopment, and you can see here on this spread sheet the various components of that, and the red box are the numbers overall for Eatontown, approximately 571,000 square feet of commercial research and development space, about 166,000 square feet of retail, and I'll go through more specifically where these are 577 mixed-income residential units of various ownerships, the boutique/hotel -- not the boutique/hotel, but a business hotel and conference center, and you can see the various other community and healthcare facilities.

Again, starting from the west more specific to Eatontown itself, again, here is Hope Road, Tinton Avenue across the top the Suneagles Golf Course proposed to remain publicly accessible as the golf course, the McGill housing area in the center of the course is well-suited for a business hotel and conference center, so we would probably retain half of those housing units that are there for corporate housing and extended-stay. 150-room hotel is proposed with a conference center component to it to attract businesses and be supportive of that commercial development that happens within the property.

To the south on Pine Brook Road and Howard
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Commons area we are proposing 275 residential units noted in the plan as garden apartments. These are three-story apartments basically ownership, could be condo or rental or market rate or variety of things worked out in the zoning that's prepared as we move again into the implementation phase. Your plan has 274 units, so we are pretty compatible there.

The one change we have reduced the amount of retail in this location. In the Eatontown plan showed about 110,000 -- approximately 110,000 square feet of retail at this location. We are showing about 12,000. We are relocating that major component of retail to the 35/Tinton Avenue area, which I will show you in just a moment.

Again you can see the golf course, the residential development along the wetland areas and various other components of the plan.

We move over the corner of the main gate, if you will, to Route 35 and Tinton Avenue. There is three major components or four major components of the development here. Along Route 35 we are proposing a lifestyle center, retail, mixed-use center. This would attract both regional and national retailers, specialty retailers, higher end than is currently in town, in a

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very walkable town green kind of organizational concept where there would be public open space in the center surrounded by various retailers, entertainment, restaurants, a great green grocer hopefully and the

like, and it is constructed around the geothermal fields
located in this area.

In the center portion of the site there is shown 302 apartments, again probably three story in nature, again built around those geothermal fields, mixed-income in nature and have variety of ownership formats as the plan moves forward.

So we continue up Avenue of Memories and we get to Mallette Hall and amphitheater proposed as a new municipal center for Eatontown in that building, and then buildings behind it, the three buildings are proposed as incubator, new business startup operations and professional offices.

That's consistent again with the State plan, and we think we want to provide a continuum of business opportunities for those starting small, startup companies. They can start here. As they grow, they can move into some of the larger facilities provided on the post or elsewhere in the community.

Then there is another component of additional R&D Class A space that could be developed behind the municipal facility, and we are retaining the existing ball fields in both locations in Eatontown and proposing that the center portion of the site be reunified, if you will, all of that open space so that there is a very strong and very large significant park system in the center which protects those environmental resources that we mentioned, the ecological resources in this area.

Again, the metrics here, we have talked about a lifestyle center along Tinton Avenue, 150,000 square
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feet, we have CECOM buildings located, these three here, 170,000 square feet of incubator space, and a professional office about 170,000 square feet.

I didn't mention Vail (Hall). It is the communications hub for the work right now and has tremendous IT and communications infrastructure inside of it, and we think that would be attractive to wireless industry as well as more traditional telecommunications industry companies who might be attracted to reuse those buildings.

We have talked about the municipal complex, 57,000 square feet and future office 145,000 square feet of development, as well as the bowling center, which recently was completely renovated, fairly state-of-the-art bowling facility, and we think there will be interest to the public or private sector in purchasing and operating that as a bowling alley.

As we move forward you will see a total in this area of 176 acres of public open space created in Eatontown.

I talked a little bit at the start about the transit opportunities here. We think there is an opportunity to explore this further, but you are seeing here in the dashed or dotted line is one idea about where this jitney service from the Little Silver train station might run. Clearly, it will require more study and detail as the plan develops and be responsive to what's happening within Eatontown itself and the phasing that occurs within the Fort.
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The red dots are indicating areas where there could be local bus service, intersection connections and hopefully those facilities with new and expanded routes could enhance transit access to the Fort.

This is the open-space network for the entire Fort. You are seeing this continuous greenway all the way around the perimeter of the post on both sides and the potential as noted in some of the council peoples' comments to extend it through the existing open space just behind this building here and over onto the golf course and ultimately into Tinton Falls, and what you are seeing is about 5.3 miles of potential new bikeways and pedestrian trails. Those are important because people can live here, work here, play and be entertained here, and they won't necessarily have to get into their car. They can easily move between home site and an employment center or an entertainment center by bicycle or electric cart or walk, should they elect to do so.

At this point I'm going to turn it over to Tom Martens from Economic Research Associates, and we'll hear about market and fiscal analysis.

MR. MARTENS: Good evening. My name is Tom Martens, M-A-R-T-E-N-S from Economic Research Associates. Primarily I am going to talk about the community impacts, but I wanted to have a few slides to let you know some of the activities ERA has worked on. First the market analysis completed several months ago which informed EDAW's plan for the reuse of the Fort.

We looked at various uses, office, industrial,
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retail, hotel and residential. This again was done
several months ago, and that involved talking to people
in the local market looking at demand trends and looking
at market supply trends. We developed recommendations
which then, again, informed EDAW's plan.

In addition to the market analysis that we
started initially, ERA is currently working an economic
revitalization strategy. This is in progress right now.

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It should be completed shortly, and it will be how to
enhance revitalization, what tools do we need to use to
reach our goals for the redevelopment of this site, and
according to the Governor's vision for the reuse, the
key sectors that we want to focus on luring or bringing
to this site are biotech, nanotechnologies, IT and clean
energy development. The goals that have been developed
for the revitalization strategy or identification of
targeted subsectors within those core industries
mentioned on the previous slide, so which subsectors of
those four major categories would likely chose this as a
location or be attracted to this location.

Also, in order to do that, we need to have an
understanding of the operational infrastructure needs
for each of these sectors and the subsectors and also
identify ways to target these industries, what sort of
incentive might they need or other lures to bring them
to this location and other economic development they
might need to prosper in this location.

Community impacts. When we talk about
community impacts, what we are really talking about is
fiscal impacts, meaning the difference between tax
revenue coming in and public services' cost to support
the people and residents who are going to be at this
location. We looked at the three different main areas

of operating budget, municipal operating funds.

If you look at your property-tax bill, there
is a section that goes to municipal operating and local
district school and regional high school fund. The
fiscal revenues, we don't have sales tax generated
coming to the local level from this jurisdiction, but
there will be new, real property tax for each of the
private uses that are proposed for each of the three
jurisdictions, and there is potential for lodging tax as
well.

Primarily it is definitely from property tax,
and that is for residential units, office and retail.
The fiscal cost is the incremental cost of providing
services such as police, library or street maintenance
or what have you based on the new number of people who
are going to be here on the site, so comparing those
revenues of the cost gets you to net fiscal impacts.

As with the process, first analyze the
development program and from that you develop
assumptions regarding the employment and resident
population to be housed in those residential units or
commercial units or buildings.

Also develop market assumptions for values, so
what was the tax assessor value for each of those uses
are at for the private uses.
Additionally, researching the tax rates which 
are collected locally and reviewing the current 
municipal budget, we'll get into more detail, those cost 
per capita factors, and combine all those we get our 
estimate of incremental fiscal revenue. 

This is a quick breakdown of the 10-year plan 
and the 20-year plan for Eatontown. You can see the 
left column under Eatontown is the 10-year plan. This 
means over the first 10-year period that's what we 
anticipate being completed. Over the second 10-year 
period, the 20-year plan is what you see in the column 
to the right. Those columns would be additive by the 
end of 20 years. You would have the sum of both of 
those columns.

The first step on the community impacts was to 
meet with local officials here in Eatontown. We meet 
with the borough administrator and chief financial 
officer to basically go over, not necessarily the fine 
details of our assumptions, but the basic overall 
methodology, how we are going to approach this and 
verify tax rates and assessed values, a proportionate 
market value, so these are the mill rates we used for 
Eatontown. These are the approved 2007 rates for 2008. 

Just to note, Tinton Falls just had a recent 
reassessment, so they have been pretty far below market
value for their assessment, so they had a dramatic change in their mill rates, so we used their proposed for Tinton Falls.

The revenue assumption side, typically there are two ways. There is a cost method, but primarily you use the income approach method or comparables method to determine market value which translates into assessed value.

Income approach is generally used on those properties where some will be receiving rent. We translate that into a net operating income or income before taxes, and then you apply a rate according to the local assessor, here 8% is a pretty good starting point for the rate, hotel is slightly higher when they are running a higher rate.

The data we relied on for the analysis are Costar, which is a national database for commercial rents covering both office and retail and Reis National Data for apartment rents.

On the comparables for the for sale residential Hanley Wood data we relied upon for residential. Weis used a comparables approach for the golf course and gas station. It wasn't estimated on the sale, but actually looking at the assessments current on the county assessment database.

The public service cost assumptions for that we are dealing with the revenue side. This is how you apply the cost side. We use per capita marginal cost approach, and various line items in a municipal budget
some are considered fixed costs that won't change if we
add more people, some are considered variable costs that
will change if we add more people.

Since this is a rather large addition to
municipalities, generally personnel is partially
variable cost and all operating costs treated as 100%
variable, so if we have a cost per person, now we add a
new person, we know they are going to add that much more
to the budget.

As I spoke before, the fixed cost versus
variable cost, those are allocated on a pro-rata basis
to both residential population and to employment, so we
estimated employees and number of residents, some costs
are more heavily related to residential and some are
broken down per capita for both, and they are spread
through the population of daytime and nighttime.

I want to point out our analysis looked at the
ongoing operational costs. We were comparing what are
the ongoing revenues the municipality would receive
versus the ongoing cost the municipality would receive.
There is still consideration of the acquisition,

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development, renovation of public. This is not in this
annual comparison of costs versus revenue.

Another major source of spending is, of
course, school cost. Again, we looked at what locally
provided funds for schools, a large portion comes from
State and Federal funds, so we were focusing on just how
much of the local education budget, the local property
tax, paid for and divide that by students to get local
funds per student, and we needed to generate what are
the number of new students that are going to be, and we
used a source for that for census data back in 2006 and
developed per capita or per household student generation
numbers for New Jersey.
We did not look at one-time or up-front
capital cost, but the ongoing cost to educate students
versus the projected tax revenue that would be coming
from the development and the reuse.
This is a summary of the per capita public
service cost for Eatontown with an estimate of residents
in '08, a private data provider providing annual
updates, so you get more updated information, 14,000
residents, $366 per resident cost, so for each new
resident on site that would be $366 in annual public
service costs, and currently there are about almost
14,000 employees as well, and that results in a cost per
employee of $204, so for each new employee on site $204
for public service cost.
This is the summary comparison. Real property
tax revenues plus some hotel tax to the estimated public
service cost, both in year 10 and 20, these two are not
additive by the way, so the year 20 costs are the costs
at build-out, so the first two columns 10 and 20 for
municipal funds, the second two columns are for the
local school district fund and the final two columns for
the regional high school fund.
You may notice there is a slight change in the
schools cost from the printed version. The multipliers
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that were taken were k through 9 and 10 through 12. We
made an adjustment, took a third of their 7 through 9
and add that to the high school numbers, and also
generated a split out from Shore and Monmouth Regional.

As you can see, Eatontown we are actually a
net positive on the operating budget side both 10-year
build-out and 20-year build-out.

MR. DELORM: Let me take a second and
summarize what we believe are the major positive
components of this plan.

Obviously creating a high-tech community here
is a big plus. It provides for jobs and a wide range of
jobs that can be attractive to those being left behind

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by the mission. We are projecting currently there is
approximately 5,400 jobs, permanent jobs, that would be
created if this plan is built out in 20 years as shown
here.

Obviously, the plan will evolve over time, but
we expect the employment numbers to remain pretty
consistent here. There is also another 8,600
construction jobs that are projected based on the plan
that you have seen.

The plan that we have presented tonight we
believe is very consistent with the plan that Eatontown
themselves developed particularly for the Howard Commons
area in terms of the number of units to ownership
structure. Again, there would be an ongoing discussion
by the municipalities, EMERPA, the developer who comes
into the municipality.
We have begun to project major mobility improvements, traffic, roadway improvements to relieve congestion in the area and allow for future development.

The creation of a new, mixed-use town center, if you will, and the lifestyle center we think is something that will be very attractive to residents and bring people from outside of the community in as well to spend their dollars here in Eatontown, and we believe that by creating a significant draw, that it will actually bolster and support potential redevelopment of the downtown itself.

Again, these are retailers and businesses that would come into Eatontown which wouldn't currently come into Eatontown because of the kind of retail space available in the market is not attractive to a national or even a major regional company.

We will be addressing in an ongoing way workforce and affordable housing issues as the legislation is firmed up and adopted the plan and the municipality will have to respond to that.

We understand there is a tremendous amount of dialogue that will need to take place over the next few months and years as the plan evolves. We are also pleased to be able to report there will be a very positive fiscal impact for Eatontown and for all three communities that nobody will be left with an operating budget in the negative or a school budget that's in the negative as a result of the proposed development that's occurring here.
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obviously the Fort's assets, those are

valuable and preserving those is a legacy that we want
to maintain, not only the historic architecture, the
infrastructure, the monuments and those things that are
part of our national history and the local history here

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1 on the Fort.

We are going to be adding approximately
500 acres of open space to the open-space network within
the County. The vast majority of that space will likely
be handed -- not handed over to, but will be maintained
and operated by the County, so, again, there will be
minimal, if any, cost to the municipality for that, but
you will have free access to all of that property to
enjoy for walking and biking and active recreation, bird
watching or whatever you like to do in your spare time.

The golf course, again, remains as a public
golf course. In fact, we believe it is enhanced by the
hotel and conference center and the potential reuse of
Gibb's Hall, not only for a pro shop, but also for a
special events facility for weddings and special events
and those sorts of things, so there will be a real
resource.

Lastly, we created a plan in a clusters
development which is really important. We have had a
long history in America of sprawling and covering every
acre of ground making it impervious, having
environmental issues associated with runoff and the
like. Here we are clustering that development and we
are reestablishing the buffers in excess of those
the like, and we also have an opportunity to reforest
certain parts of the site to reserve carbons and
rainwater and put it back in the ground and the like, so
overall we think this is a pretty strong plan. It has
been made a stronger plan by your input, the input of
the other residents of the three municipalities and all
of your elected officials.

With that I'll turn it over to Rick Harrison
for the question and answer period.

MR. HARRISON: Thank you, Tim and Tom.

I'm Rick Harrison. I'm the Deputy Director of
the Authority. I'd like to open the public comment
session by first addressing one of the comments that
came up at the beginning of the presentation.

Technology is great. I just checked on my Blackberry,
Mr. Mahedy is correct. The website indicates Eatontown
for the August 15th hearing. That will be changed
tomorrow morning. The actual location is the Tinton
Falls municipal center.

I will ask that commenters queue up in the
center aisle to make their comments at the microphone
right here. I would ask again that you state your name
and address clearly for the court reporter. Please ask
only one question, plus one follow-up question per
person. If you would like to ask additional questions,
you can return to the end of the queue.

Please try and limit to the extent possible your comments and questions so that everyone has an opportunity to be heard.

We may not be able to answer every question tonight, we'll do our best, but we will answer those that we could not answer tonight via our website.

I would like to offer the first opportunity to comment, because I don't think we want them coming down to the microphone, the opportunity for those on the dais, the mayor, council planning board members to go first.

MR. TARANTOLO: Thank you, Rick.

Just let me make a comment before opening it to the dais for questions. The Borough of Eatontown is currently in the process of reviewing the plan as presented. When I say the Borough of Eatontown, there are three entities involved in that. The members of council are directly involved, the planning board is also directly involved, and thirdly we have formed an Eatontown Fort Monmouth reuse ad hoc committee. Some of the members that are on that committee there is redundancy because they are comprised of members of the planning board, the zoning board of adjustment, the sewer authority, our business administrator serves on that.

We also invited our town planner and T&M Associates to be a participant in the ad hoc committee, and also we opened it to the general public. I believe
I saw Jamie Pavlis come in a short while ago who is a local businessman familiar with real estate, and we've invited him also to serve on the Fort Monmouth ad hoc reuse committee.

That committee has met several times. Hopefully, most of them are here this evening. Not all of them could make it, but we do have periodic meetings addressing the plan as it's been presented.

We are in the process of preparing a list of issues, things that -- we are calling them acceptances and concerns and questions, so our intent is to eventually document those three categories in a bullet format and present it to FMERPA before the August 14th deadline that's been established for municipal review, so that activity is currently in progress, and the ad hoc committee will once again meet probably in another four or five days to continue the process.

I did want to make that clear to the general public, that this is not the only session that you will have to provide comments and input. You are also invited to those ad hoc committee meetings. They are advertised on our website or you can call borough hall and we could give you the time and date of the next meeting, but we welcome that input from the general public, especially those that are directly impacted by the plan as it's been proposed.

At this time I'll open comments from the dais.

If there are any comments, please feel free and make
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your comments.

I do have one. It deals with Howard Commons.

In the narrative that was associated with the plan that
was presented to us it indicated that these were garden
apartments. It also refers to the study that the
Borough of Eatontown has initiated back in 2003 a study
that was done by Keis, Cologner & Straw, a consulting
firm from Philadelphia. It is my understanding that
EDAW essentially took the plan as it was developed and
almost perfectly inserted it into the plan that's been
proposed.

I was a little surprised to hear you say that
we are talking about three-or-four-story condominiums,
three story. I think that's something that we are going
to have to talk about, because the original plan that
was proposed that was not presented to us. You got the
number right, there were 275 units that were proposed

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for the Howard Commons site, which currently contains
486 military units, so the plan did include demolition,
extensive demolition, of many of those units with the
rebuilding of many of them, and there was some
rehabilitation for the southern part of Pinebrook that
was included in the plan, so I think you'll probably get
that comment loud and clear when we present our formal
comments back to you, Tim.

MR. DELORM: Thank you, Mayor. We'll be happy
to talk to your staff how you designated those units
after this meeting.

MR. TARANTOLO: Another issue, I think --
again, kick in, guys whenever you want -- the economic incentives that were alluded to. I think the plan, even though we are talking implementation, I think we should have some high-level economics associated with potentially of where we might be in 20 years as a result of Fort Monmouth's closing.

Again, as a member of the Fort Monmouth Authority, Redevelopment Authority, I think, again, we are looking for the State to play a more active role in that definition, and I think we should emphasize more clearly in the preliminary plan that aspect of the economic associated with the closing of Fort Monmouth and how we are going to reignite the economy of this area.

Those are my two general comments. Obviously more will be coming as a result of the committee effort of the ad hoc committee, and we will hopefully meet the deadline. I know we will meet the deadline with the help of the general public attending meetings and being a part of the whole process for the reuse of Fort Monmouth as it relates to the Borough of Eatontown.

At this time I'll call on any member of the dais if they have any questions that they want to put forth.

MR. NAPOLITAN: I'm a planning board member. Can you tell us what the average age of the buildings that are located in the Borough of Eatontown at Fort Monmouth?

MR. DELORM: I can't off the top of my head,
no.

Frank, do you know approximately when they were built?

MR. COSENTINO: I want to understand the question. Existing buildings that are on the Fort that would transition into the municipality?

MR. NAPOLITAN: Yes.

MR. HARRISON: We have the actual years they were built per building. They never computed an average. The 1200-area was built in the 1950’s, which is the area around Mallette Hall. The others I would have to pull the list and do an average.

MR. COSENTINO: I would guess it would be in the 40-50-year-old range.

MR. NAPOLITAN: How would you entice businesses to come into a 40-or-50-year-old building?

MR. DELORM: Well, in part, because of the existing utilities that are there. Because we have the tech information technology and heating and cooling, we could have lower operating costs or lower rents in some of those buildings, and we are also anticipating that there will be state involvement to help bring entities to this location.

MR. NAPOLITAN: Rather than going to Jersey City where there is tax incentives and new buildings?

MR. DELORM: Specifically we are talking about six or seven buildings in Eatontown in particular that will remain CECOM labs behind Mallette Hall, and our consultant at FMG, architects, did analysis of existing
conditions in those buildings and found them to be in
good repair.

Now, are they Class A office space? No,
absolutely not. Class A R&D space? No, they are not.
That's, in part, why we designated those incubator,

startup companies and professional offices, because they
are typically looking for a lower rental rate to enter
the market place, and we don't think the buildings need
significant improvement to house those uses.

Any new, higher-end tenancies we would try to
attract are projected to go into new buildings
compatible with other areas in the State and the County.

MR. NAPOLITAN: Other than low rent, there is
no incentive?

MR. DELORM: We are working on a
revitalization strategy with the State of New Jersey,
and that study is ongoing. I think it is projected to
be completed mid to late --

MR. COSENTINO: August 20th.

MR. DELORM: Where we are looking at a whole
host of tools that would include potentially incentives
or mechanisms to attract those industries into these
particular buildings, so I would say stay tuned. That
should be coming out in approximately three weeks, and
we'll address specific industries and what we think is
needed to attract them to the Fort.

MR. NAPOLITAN: You also mentioned
revitalization of roadways. Who would be doing that?

MR. DELORM: There would be a combination of
available. Existing traffic conditions which are in
very poor condition currently would probably have to be
addressed, in part, by public sector entities.

Going forward, new developers come in,
obviously, they will have to do a complete environmental
impact statement and traffic assessment study and will
have to mitigate any impacts that they create on the
roadways or within the infrastructure and pay for those
their fair share cost, and that's typically how they are
paid for.

MR. NAPOLITAN: There is nothing the Federal
Government is planning on doing to upgrade roadways or
infrastructure within the Fort?

MR. DELORM: Not that we have discussed as of
now, no.

MR. WOLOSHIN: Mark woloshin. Once this has
been all accepted, should I presume all this zoning
would be part of our master plan so no developer really
deviates from it without coming forward?

MR. DELORM: As part of the implementation
phase, we will be working with each municipality to
develop specific zoning for the site, so if anybody down
the road did want to come in and do something different,
they would have to come back for a variance or amendment
to the zoning, so, yes, there will be promulgated
ordinances that would encourage and guide development along these lines.

Now, that's not to say that the plan won't evolve and change in response to market conditions and a variety of other things, but there will be regulations in place that they will have to adhere to should they want to deviate from the plan.

Frank, I don't know if you want to add anything to that.

MR. BANISCH: No.

MR. SOHL: Carl Sohl, 381 Grant Avenue.

There was a word I may have missed or didn't see up here. I'm not a good speed reader. I didn't see anything about COAH. Every day in the paper you can't not read anything without COAH in all this going on. There is no mention of COAH.

MR. BANISCH: The plan in chapter 9 does include a discussion of the requirement that is from the Fair Housing Act, affordable housing regulations. The plan also proposes a 25% set-aside of the residential development proposed within the project.

It's been called to our attention in some of the other towns the most recent amendments to the Fair Housing Act call for 20% set-aside. We asked for more than that because perceived municipalities would like more affordable housing because of this project, partly to offset the allocation that also occurs under the COAH rules, so there is a description and a discussion of
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that in the text, and the omission from the discussion tonight was not intended to avoid it. We will be happy to go into any detail you would like about it.

MR. SOHL: I guess we are concerned about the cost of COAH. That's a real cost when you start looking at it, and we were told earlier on when we had something, there would be information coming back from the State, but as yet nothing is really come back.

Has the State come up with any number or this is kind of you are setting aside 25%?

MR. BANISCH: We've been meeting with and working with representatives from the State and the Governor's office and COAH specifically trying to reconcile what's intended by the unique regional opportunity provided for the Fort, and several other planning entities under A-500 bill the Governor recently signed, which is now public law 2008, Chapter 46, because there is a unique opportunity for some partnering to deal with the responsibility in a flexible way that can happen in other communities, and that will remain available in town in these regional entity areas, so there will be different flexibility, but at the end of the day all the towns are hoping that the Fort will create affordable housing and meet the obligation it generates, will meet it on site. Also, if possible, go some distance beyond that, because you all have obligations that exceed the production done so far. Some cases substantially exceed that under the new COAH rules.
MR. SOHL: Those people coming in only have to pay a smaller portion of the cost of COAH?

MR. BANISCH: There is a non-residential development fee that's been normalized for statewide treatment which provides towns in the COAH system can collect the 2 1/2% non-residential development fee and apply it toward their affordable housing locations. Towns not in the COAH system will find those fees applied by the State and brought into a state housing trust fund as opposed to the local coffers.

So adopting all the appropriate ordinances, you can collect those fees at the current rate and keep them by staying in the COAH system. Whether or not 2 1/2% on development is actually going to cover the cost of providing the units that are generated by this non-residential job is another question.

MR. SOHL: That is the question I'm concerned about.

MR. BANISCH: We have not made an assessment on how we would estimate the full value non-residential development here and the cost of those fees applied to it compared to the number of units that would require -- the interesting thing is representations have been made by the State, and the COAH rules appear to indicate, that jobs being lost as a result of the base closing will be more or less put in a bank, so as those jobs come back, when we get back 5 or 6,000 jobs to make up the jobs lost, we get a gross share obligation out of those jobs, until we exceed the number that we lost, so
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with every new unit that is built will require

one-quarter of a COAH unit as a result of the 20%

set-aside or one in five units having to be affordable.

The jobs that will come back to the Fort area

will not be required to meet that 1 and 16 job

affordable unit ratio until we get back to the number of

jobs that were lost. That's the big part of it.

so if you look at it from that prospective,

non-residential developer fee has to be viewed in a
different context here than it would be around the state

because of the fact that situation exists.

I don't want to make a representation you can
take to the bank. We don't know. We are meeting with

COAH staff. I've been asked to set up a meeting with

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the Deputy Attorney General to try to refine this, and
we will try to keep you informed of whatever we have

learned from those meetings.

MR. TARANTOLO: Is that the meeting the three
mayors requested, and are we invited to that meeting?

MR. BANISCH: I know there is a movement to
set up a meeting with the three mayors. The meeting I
have been asked to attend is a technical drafting
meeting to try to work with the COAH staff to put things
into regulation. That will address these issues.

MR. TARANTOLO: I guess the issue is since the
legislation, as you alluded to, created a special region
essentially Fort Monmouth and Meadowlands, I think there
are five in total, there are five regions, we are
looking for a clear definition as to what that special
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designation means and what implications it has on the
plan as presented.

I understand what you are saying, we are
losing 5,500 jobs, so that essentially serves as a
deduct against the new jobs that are created.

MR. BANISCH: Right.

MR. TARANTOLO: We get the benefit of the
first 5,500 jobs that are there, so there is no need --

MR. BANISCH: We want to memorialize that so a
couple years from now it isn’t forgotten about or lost

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in the shuffle, and as soon as we could make an
assessment of what the fee value might be, we’ll let you
know.

Again, if you are not going to incur a
responsibility because of the jobs coming back, and if
the viability of this plan may relate whether we charge
add-on fees to the redevelopment, it’s going to be a
package that we are going to look at overall.

Most important thing as a result of this plan
is making sure that the viability of good jobs,
high-tech jobs, the jobs that meet the Governor’s
initiative, are what we bring back to the Fort over the
long term.

MR. SOHL: DOH has a lot of say, but the State
has a lot of say on COAH, and we want to hear on that.

MR. BANISCH: All the towns do, believe me.
Everyone has the same interest knowing what the
employment and residential development will mean to
them. We’ll try to do that. Thank you.
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MR. TARANTOLO: When do you think that will happen?

MR. BANISCH: Next Monday or Wednesday. I'll come out of that meeting with a better idea where we are going and a date with your meeting with the mayors.

MR. TARANTOLO: Any other comments?

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MS. PIAZZA: Jennifer Piazza.

Lost job growth was 10 and 20 years. Do you guys have more information on when we are going to regain those higher-income jobs? Ten years is a long time period.

MR. MARTENS: The job growth numbers are based on the build-out potential, so there was the initial market study. We could go back and look at those, but I don't have more detailed with me today, but our markets were translated into those 10 and 20 year build-outs, so that would be some new analysis to get the year by year.

MS. PIAZZA: I think the people here they need more information to help confidence in the local economy.

MR. MARTENS: I think what comes out of -- the economic development strategy will be important as to how we could get the build-out to speed up and get that to five or six years instead. That will be crucial to see what mechanisms we need to put into place to make that happen.

MR. DELORM: One of the important aspects of your understanding is what the mission's plan is. We don't understand fully when they are vacating. They are
all leaving by 2011. We don't know what building will
be vacated early or longer. We are hoping some of the

existing buildings are vacated, commercial structures,
fairly early, because they are easier to take to the
marketplace. They will have a quicker turnaround time
for jobs and attract businesses to them.

Any new construction by nature of the
entitlements in the State of New Jersey and the period
it takes to construct are three to five year kind of
period before you can get a certificate of occupancy for
a new building, and so there is a lot more information
that we are working with the post, the garrison and POD
to try to understand how and when they are going to move
and what numbers and building will become available.

At the same time, Tom and his staff are
working with the State to identify retraining programs,
business attraction programs, beginning to market the
space as soon as we could so that the time they do
leave, we have buildings and opportunities that we
present to the redevelopment community in trying to
accelerate those things.

MR. COSENTINO: I would add a couple things,
and pardon my back, but the move-out plan, we are
working very closely with the BRAC liaison from the
garrison. We have biweekly meetings with them and we
are specifically addressing the need to know the plan as
it pertains to people and facilities. This is
invaluable to us, and, in part, it addresses some of the
things that you just talked about, Tim, but as we gain
an understanding of who is moving out of what buildings,
we could then better plan in terms of a disposition
strategy for certain segments of the Fort.

Obviously, you do not want the fences to come
down all at once because who would police that. It is
still federal property until it is disposed of, and so
we have to work hand and glove with the garrison
representatives to ensure that they know what we are
looking for and we understand what their plan is.

It is a very good working relationship, and,
you know, as far as the move-out stage, we see the vast
number of people moving out in 2010, late 2009 into
2010, so we have another year plus before you see a
considerable, shall we say, removal of people from
buildings, but as they move, we'll know about it in
advance.

MR. TARANTOLO: Frank, let me pick up on a
couple of things that you said.

We are promised -- I guess, Tom, you are going
to provide us an economic plan sometime the end of this
month, August, towards the end of August, what if there
are elements in the plan that reflect on the Reuse Plan?
How flexible are we to make adjustments to accommodate

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the economics against the Reuse Plan?

MR. MARTENS: Well, the economics is really
designed how to admit the Reuse Plan. As far as the
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process, legality of that, I can't comment on how we
could change that. I just know what we have for the
market demand and what our economic development
strategies are.

As far as regulations of changing it, we will
let you answer that.

MR. COSENTINO: I'll tackle that, Mayor.

The plan does have flexibility. Remember,
this is a concept plan, not an absolute plan. This plan
will change over the coming months and years, and it
will. The flexibility of it is built in and invariably
when you look at the BRAC closings, historically you see
numerous changes to the plan that was originally
submitted. It has to be that way. The economy changes
and other things influence these changes, so there is
more than adequate flexibility moving forward to the
implementation to accommodate whatever changes may come
our way, Mayor.

MR. NAPOLITAN: There is no time payable, no
idea what is becoming available and when the Army is
prepared to move out?

MR. COSENTINO: They absolutely do have a

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1 timetable. If you took from earlier comments that I
made otherwise, that would be wrong. They have to
move -- the mission, the flag, will move to Aberdeen by
September, the end of September 2011. That's their
requirement.

MR. NAPOLITAN: There was some talk about you
don't, or maybe I misunderstood, don't know whether
certain buildings are going to become available.

MR. COSENTINO: That's correct, because that's a function of their --

MR. NAPOLITAN: That's what I was speaking to, whether or not there was a certain timetable for each one of these buildings that were going to be vacated.

MR. COSENTINO: Well, they have a plan, and they are continuing to create their plan and advise us as they reach a certain degree of certainty with regard to those buildings. They will advise us as far in advance as possible.

MR. NAPOLITAN: Then you will advise us?

MR. COSENTINO: Absolutely, we'll make it public, because that's what we have done all along.

MR. FITTERER: About the jitney. Is there any discussion about expanding it out of the Fort Monmouth area?

MR. DELORM: Yes. As I indicated in the

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presentation, we are sho a conceptual route at this point based on build-out. Each of the municipalities will be consulted about whether they think it should be extended out. The operating costs of running that jitney service will have to be explored, the routing and number of passengers calculated and figure out what makes sense.

So the short answer is yes, there would be discussions about potentially extending it.

MR. FITTERER: Who would be running it?

MR. DELORM: That's another one of those
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discussion items. It could be a shared service with all
of the municipalities. It may be based on phasing one
end of the Fort and the other may get developed earlier
than others, and it may not make sense, so that is an
open and ongoing discussion that will be addressed as we
move forward with the plan.

MR. FITTERER: So it would become a source of
income of the municipalities?

MR. DELORM: Currently there is a program
where the State will pro grade the jitney service. My
community in Glenn Ridge we take advantage of that. It
is a free public service, and it gets included in the
municipality's operating budget at no charge. I have
heard of other communities where there is a small fee
charged to ride the jitney, and that's how the three
municipalities will decide how they want to operate that
service.

MR. TARANTOLO: Rick, I think we are ready to
open the meeting to the public.

MR. HARRISON: The meeting has been open to
the public. The microphone is now available.

MR. Dlugosz: Hello, Mayor, Ed Dlugosz. I'm a
resident of 32 Campbell Drive, Eatontown.

Couple things occurred to me during the
discussion of the financial factors that were discussed.
You used a methodology -- I think it was you, sir, that
talked about you use methodology where you looked at the
current tax rate and cost of the services and you
defined a per-person cost of the resident was in excess
of 300 and the, I guess, worker would be somewhere at
200 range. Those ranges were associated with fixed
services cost.

with the coming of the Fort into our
municipality, there is going to be a need for additional
services. There is going to be additional
infrastructure that wasn't paid for before.

As I said, there is an established
infrastructure, not one that is being built to
accommodate it. I think one of the things that was

mentioned that the sewage treatment infrastructure is
pretty poor and probably will need new pipes and things
like that. I know that there is something on the order
of six landfills in the Eatontown portion of the plant,
and those are going to have to be maintained by someone,
and they are being used as greenways and so forth.

All of those things, each of those things, has
a cost that was not going to be borne -- that is not
being borne by the current residents, and that's going
to be an additive cost to the taxpayer at some point in
time.

Can you comment in terms of the infrastructure
build-out and the cost that would be incurred above and
beyond what we have now? You know, the maintenance of
the landfills and other contaminated sites, we know
that, and I'll make the assumption that the Fort will
clean up the contaminated sites to the level of the DEP
standards, but they are not going to stay forever to
maintain those sites. There are sites that will have to
be maintained for a long time, and that we all know. So if you can give me an idea of what those new costs are and what impact is on the taxpayer.

One more thing is that will -- I heard from the discussion that the Fort will more than pay for itself. You are going to have a net gain, and that doesn't seem possible in my mind.

MR. HARRISON: I ask Tom to address the first and third questions and turn it over to Steve Young on the phone to address the environmental.

MR. MARTENS: The analysis didn't look at infrastructure costs. They will be new infrastructure. We looked at annual operating costs as well as operating the infrastructure generally. It is what is called revenue neutral where there are fees you pay for that service that generally covers the cost of operating.

MR. DLUGOSZ: Capital improvements or operating?

MR. MARTENS: On the operating side. Often times it does go to capital improvements in bonded accounts that pay for that. We don't have the specifics on the actual infrastructure cost.

What about the third one?

MR. HARRISON: He doesn't believe overall there will be a net gain for Eatontown.

MR. DLUGOSZ: Part of that is that you use that particular model to come up with the per person costs. Were there other models that you rejected, and why did you reject those?
MR. MARTENS: Actually, the per capita method is generally the most widely acceptable. There are other methods which look at -- it is a case study approach, but we don't have comparable case studies that we could have used for this.

I think you know to the extent we have specific line items. We could add in those. We could do that, but, in general, the cost allocation approach is the standard method of determining fiscal impacts.

MR. HARRISON: Steve?

MR. YOUNG: Yes, I am here.

MR. HARRISON: Did you get the question on the cleanup of the landfills and the maintenance?

MR. YOUNG: I think I got it. Could you restate it real quickly for me?

MR. HARRISON: He understands that DEP will monitor the cleanup and that the Army is responsible for bringing it up to the DEP standard for the proposed use or the existing use. His question was who is going to be responsible to ensure and maintain those sites in the future?

MR. YOUNG: Okay, at this point of the process there is not a clear answer to who, but what I can tell you is that it will be part of the consideration that the agency and DEP makes in granting a clean enough decision.

I can't speak for them, obviously, but what I
expect them to do when they decide, yes, the Army has
done a sufficient amount to address the issue about
landfill A, they will also look at the responsible
party, and that could remain the Army, it might be one
of the towns, it might be the Reuse Authority, that all
depends how this position gets settled, but what they
will do is insist and get and ask for a guarantee in
writing that the funds for that maintenance are put in
place through some mechanism, and, again, that could be
the Army funding it, it could be through a development
deal, some of the conversation you heard earlier from
Tim on how some of that works, but they will guarantee
that there is funding in place so that the community
isn't left with a burden they can't manage, and,
therefore, the landfill falls into disrepair. They will
not let that happen.

MR. ROBINSON: My name is Bill Robinson, 60
Applebee Street. I'm a little confused, and I don't
mean to make a joke out of it. You said the Federal
Government was going to fund some of this. Is this the
same Federal Government that pulled Fort Monmouth out of
here to begin with, why we are all here? Yes? No?

MR. HARRISON: Speaking about the
environmental?

MR. ROBINSON: I'm talking about I heard

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someone mention that the Federal Government was going to
put money into this project. Is this the same Federal
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Government that pulled Fort Monmouth out of here to
begin with? Yes or no?

MR. DELORM: There is only one.
MR. ROBINSON: So now you expect them after
they pull Fort Monmouth out of here to begin with now
they are going to give us money for this? This doesn't
make sense to me.
MR. COSENTINO: Would you have an expectation
that they should contribute?
MR. ROBINSON: NO, I don't think they will
give us a dime.

And now, state funding. What state are we
talking about? State of New Jersey or Pennsylvania? I
live here and I read the newspapers. Where is this
transportation funding coming from?
Please don't stare at me like I'm an idiot.
Answer my questions.
MR. COSENTINO: I don't consider you an idiot.
MR. ROBINSON: You are staring at me like I'm
an idiot. You might think you are talking to somebody
else, but I have a quick temper. Don't stare at me like
I have two heads. Answer my questions.
MR. COSENTINO: I will, sir.

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MR. ROBINSON: Who is going to pay for this?
This is quite an extensive event that you are talking
about. Now, you think the Federal Government is going
to give us money and they pulled Fort Monmouth out of
here to begin with, and the State is going to give us
money?
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Maybe you are missing something, maybe I'm missing something, but the State is not going to give us a dime, because they don't have it to give. To me this is a pipe dream going nowhere.

And my third thing is, perhaps I missed it because I came in late, about consolidation. Is that still on the table?

MR. HARRISON: Of what, sir?

MR. ROBINSON: Of our police department in Oceanport. Didn't I read that in the newspaper?

MR. HARRISON: This is not part of our plan.

MR. ROBINSON: Good.

MR. HARRISON: There is a recommendation by a consultant to a committee.

MR. ROBINSON: Forget about it.

MR. HARRISON: There is nothing regarding consolidation in our plan.

MR. ROBINSON: I am not in favor of consolidation. Our police department with Oceanport, I want Eatontown police department to be Eatontown police department. Anything else is unacceptable.

Now, back to my questions about whose funding this.

MR. COSENTINO: With any development, sir, there is a cost to infrastructure, to transportation, roadway improvements, et cetera. That's a normal cost of development, which a developer would be, in part, responsible for. We also believe that there is I think an obligation on the part of the Federal Government to
look at what our needs are as a region, as three
municipalities and county and the state and the fact
that they have withdrawn Fort Monmouth from this region
has a tremendous impact, as we all know. That's why we
have been working 18 months to try to mitigate that
impact. We believe that they do have an obligation and
we will be addressing that obligation with them.

MR. ROBINSON: With all due respect, you guys
are living in a pipe dream. It's never going to happen.

MR. MAHEDY: Tom Mahedy. I'm with the Fort
Monmouth Earth Renaissance Peace Alliance, which is
www.FMERPA.us, also member of the Alliance for the
Common Good.

THE PUBLIC: Where do you live?
MR. MAHEDY: I live in Wall Township where

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Camp Evans has not been cleaned up.

THE PUBLIC: Wall Township?
MR. MAHEDY: Right, Camp Evans has not been
cleaned up and we are left holding the bag, so I'll pass
it onto Eatontown.

THE PUBLIC: Wall Township?
MR. MAHEDY: Look up military toxins on the
website and you'll find out the Army had left
communities across the country holding the bag.

MR. HARRISON: You will have an opportunity
with the microphone. Let this gentleman continue.

MR. MAHEDY: Across the country the Army has
left and people have been left holding the bag.

As far as right here in New Jersey as far as
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privatizing cleanup, and actually they are calling it
remediation, we have seen in the Meadowlands the State
taxpayers paid out $50 million that has gone unaccounted
for by ENCAP, because they have gone -- the corporation
charged with the cleanup has gone bankrupt. Same thing
can happen here as well, whether it is Eatontown, Tinton
Falls or Oceanport or us as county taxpayers, we are
going to be left holding the bag, so be aware of what's
happened.

Furthermore, this is not a green plan. This
is called by many gangrene because there are over

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30 acres of dumps. They are not landfills. They don't
have caps and they don't have liners, and with the
rising -- there is flooding here. With the rising tides
it is going to be a horrible problem.

Furthermore, the hospital, we oppose it being
demolished, privatized, Veteran's will have fewer
services. That has happened across the country, and
bulldozing of the 486 housing units at Howard Commons,
that had a $20 million rehab job about 15 years ago, and
we see this plan as grand theft of the public. The Army
is looking to get $1 billion of the privatization of our
public lands here, and Eatontown deserves it, Tinton
Falls deserves it and Oceanport deserves it. They
should get the land.

As of 2005 this is a big experiment for the
public to put up with, will they accept the
privatization of public lands and the Army taking the
money and running, and Eatontown deserves it and Tinton
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Falls and Oceanport.

Last comments. We also oppose the types of
jobs that you are looking at. Biotech stem cell
research has been rejected by New Jersey taxpayers,
nanotechnology has a lot of problems similar to
asbestos. We are talking about microscopic things which
can be ingested. It has been just sued because of
privacy problems that they had gone through.
We would be in favor of renewable energy.
And just the last comment, FEMA is coming on
and taking over the garrison building. We're very
cconcerned what FEMA has done across the country,
especially in New Orleans, and the work they are doing
with CACI, who are now being sued for torture, and CACI
had discussions here with FMERPA. We are very opposed
to that.

Last comment, housing. 25% of homeless people
are Veteran's, so we are talking about housing should be
for Veteran's, and the County is vastly under counting
the number of Veteran's in the County last year there
was one homeless veteran. That's an absolute lie.

MS. VOGINO: Elizabeth Vogino, 42 Watson Place
in Eatontown.

My question is as far as the border of
Oceanport and Eatontown, we are right -- I don't know
the name of the apartment complex that we are against,
but it is right on the border of Main Street and Broad
Street, and our street is going to be one of the ones
that they are going to have go through to Oceanport
And then my second question is they have talked about Eatontown, talked about putting a light at Wykoff, which means there is a light on Broad and there will be a light on Wykoff -- our street you can't get out as it is. If they open that street up, I don't see how that would make sense to have that go through with two lights. You won't be able to get in and out. It doesn't make any sense to me.

MR. TARANTOLO: That's a good point. That project is currently scheduled for 2009. It will be revisited based on the fact that when they originally addressed it, Fort Monmouth was not an issue. Fort Monmouth now is an issue, so when we do revisit that project, that is the light synchronization at Main Street and Wykoff Road, they will have to take into account the Fort Monmouth aspect of this.

MS. VOGINO: So they might not make a light there then?

MR. TARANTOLO: The engineers will have to work out something to accommodate the residents. Obviously, we are not going to lock the residents in their own neighborhoods because of the new arrangement. Well before we do anything official we will have a public hearing on it, and we'll make sure that the residents are invited to extend their comments on the
project, but that will be a while yet.

MS. VOGINO: We are just very concerned with the streets you are planning on opening, because we didn't want to live on main streets.

MR. TARANTOLO: That is a valid concern.

MR. COSENTINO: Before you sit down, let me say the type of flexibility that I was speaking about before. I think these considerations as the plan goes forward and evolves have to be taken into consideration and done in concert with the municipalities.

MR. KINNEY: My name is Bill Kinney, 2528 Eaton Crest Drive, former councilman here in Eatontown, and I want to share with you I have a recurring nightmare, and I know that this board is not capable of addressing it, but at least to acknowledge that it is a nightmare.

The nightmare is this: That from your report on September 8th it goes to the Federal Government, both the Department of Defense, Department of the Army and HUD. HUD has the capability of saying we want every piece of housing you got, and they get it, and then they lease it for a dollar a year to all the social services housing needs of the State of New Jersey and the four state area around us.

Somebody here tell me, please, that that's not possible.

MR. HARRISON: I will address that question.
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Earlier in the meeting we talked about the Homeless Assistance Submission. We have a draft number two up on our website currently. HUD is the only organization that can reject our plan, and they will do that based on our Homeless Assistance Submission which will include a balance statement. They will be looking at the balance that we achieve in our plan, the balance that is required to accomplish all of the various things they need to accomplish with this plan, number one being jobs and economic revitalization.

HUD has no intention of turning this into a homeless enclave. We will be making very specific recommendations regarding the homeless accommodations based on the needs that we have assessed exist in Monmouth County, and HUD will make their determination of what we are proposing, taking into account the actual needs of the county alongside of the other things we are trying to accomplish relative to revitalization.

MR. KINNEY: Now, a follow-up, I know you are doing a great job, is that Governor Corzine, who appointed the majority of the FMERPA board, is on record that he wants 100,000 affordable homes. We know that New Jersey has a crying need for developmentally

disabled, psychiatric group homes, social services housing, and Fort Monmouth could be the quick, easy solution for a state that has no money to put it in the backyard of every other county in New Jersey and the quad state area. It is not limited to New Jersey or Monmouth County, Newark, Philadelphia, they can all come
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here use our transportation system for their folks. I hope you are aware of that.

MR. HARRISON: We are under very specific guidelines by HUD to accommodate only the homeless residents in Monmouth County. It will not be homeless outside the Monmouth County region.

MR. KINNEY: What about psychiatric disabilities?

MR. HARRISON: That is part of the homeless population. There is a population that need permanent supportive housing and there are folks physically, mentally disabled or substance abusers, and there will be some accommodations on this property for that.

MR. KINNEY: One other thing and I'll get off. Could you give the public knowledge of previous BRAC closings where HUD took over more than 25% of the housing on those bases?

MR. HARRISON: I am not aware of it.

MR. DELORM: I'm not aware of any.

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MR. KINNEY: I know a couple Air Force bases down south that they got the entire housing.

MR. HARRISON: I can tell you it wasn't market value prior. They were giving the land away. I can tell you other places where they have actually not done any homeless housing on the property. They put money into a trust fund to fund it elsewhere.

I understand your concerns, but take a look at the draft of the homeless submission and follow it, because there will be subsequent drafts to get a feel
for what we are proposing to do.

MS. WARD: Claire Ward. One of the major reasons that both the master redevelopment plan and specifically the rail transportation component implied on Section 3, page 18, paragraph 3 is seriously flawed is that the hired planners here have summarily reduced all of us to abstract pawns on their chess board to be moved or discarded at will.

I feel this is the major reason why you planners never bothered to consult the mayor, the council or the citizens and the business owners of the Borough and Township of Shrewsbury to discuss the impact of your proposed rail transit plan for the CSX Conrail line, which is plainly obvious as it goes along, it turns the corner there on Hope Road, you all know where it is, I don't have to tell you, this will have a tremendous impact, adverse impact, on the lives and the property of Shrewsbury citizens and business owners alike. It will make complete and utter gridlock because you are going to be a half a mile away from the coast line.

Therefore, gentlemen, I'll make this very short, I demand to know when, not if, paragraph 3 of section 3, page 18, will be removed from this draft plan in which it is stated that rail station locations have been reserved.

The arrogance. The utter arrogance of this. How dare you reserve things without consulting us in Shrewsbury. We are the most affected of all
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15 communities, and we will be destroyed if you go ahead
16 with this, having stations in Tinton Falls and
17 Eatontown, and you even have the nerve to misspell
18 Shrewsbury where you plainly are going to put a station.
19 You call it Shrewsburg. We are not Keansburg, we're
20 Shrewsbury, and we were almost the entire State of New
21 Jersey 370 years ago, and we will not be destroyed.
22 Thank you.
23 MR. CALLINAN: My name is Carrie Callinan.
24 I'm from the Highlands. My dad worked here 36 years on
25 the Fort, and I see that you've got green industry and

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1 the other places to start businesses, the incubators,
2 and I think one of the things that they should be
3 addressing is that we are running out of oil and what
4 the next step is going to be, and I think that could be
5 a good way to get money in here, because a lot of Arabs
6 and stuff are looking for places to put money to go to
7 the next step after they run out of oil.
8 I'm pretty good at seeing what's going to
9 happen in the future, and I think that what's going to
10 happen is going to be a hybrid car, but it's going to be
11 hybrid electricity and hydrogen, and I think we are
12 going to power it with windmills that make hydrogen, and
13 they are going to be on top of our houses, not
14 propellers to chop up birds, but barrel-type assemblies
15 that birds can see and fly around, and that's my
16 comment.
17 My question is up there where the boutique,
18 hotel and spa is on the water, you've got some kind of
straight line on the water right there. Are you
planning on dredging the river or turning it navigable
or are you leaving it as a watershed?

MR. COSENTINO: There are no plans to dredge.
Our plan calls for leaving it in its current state.
That would be a function of a proposal that a developer
might come in and make, and that would have to be
reviewed.

MR. CALLINAN: What's that straight line then?

MR. DELORM: We have an existing bulkhead
along Parker's creek, and there is an idea there could
be a park along the waters edge where people can go and
walk along the water.

MS. SIDLOW: My name is Beth Sidlow. I live
at 5 Maxwell Road across the street from the golf
course. I'm a communicant at St. Dorathias Church. I
also work for social service behavioral healthcare
agency, and I was happy to hear the mayor say some of
the housing from Howard Commons will be saved. When I
go passed there and see the fences up, it horrifies me.
My concern is for my children, that they can
live in the community that they grew up in, so I don't
want them to get priced out of housing in the area, and
when I see this up-scale business area coming, and we've
seen it in Long Branch and other communities where
things get redeveloped and then the people who lived
there all their lives can't live there anymore, so my
other concern is for people that will be working in the
lower-end jobs at the hotel, your maintenance people,
your serving people, your people who are driving those
jitneys. Do you know how much of the housing will be
available for them that they can afford based on the

MR. TARANTOLO: 25% of the total. That's
projected. When you look at all three communities, we
are looking at 1,500 dwelling units, and if we are
looking at 25% set-aside, we are approaching close to
400 affordable units that will be available for the
individuals that you just spoke of.

MR. HARRISON: I would like to point out there
are various levels of affordable addressed in the plan,
both owned and rented and various income levels.

MS. SIDLOW: When we talk about affordable,
are they including low income or does that come --

MR. HARRISON: Yes, low, mid.

MR. BANISCH: The units that are being set
aside for low and moderate income households will
address households that have an income of 50% -- no more
than 50% of the median within the household region for
low income and 80% for moderate income.

The recent amendments to the Fair Housing Act
also require there be a very low income, 13% of the
housing units produced, so this is broad income ranges
for that.

MS. SIDLOW: So we have chances that the kids
who moved back in with us will be able to move back out?

MR. BANISCH: There will be units available.
Whether they move, that's up to you.

MR. GORDON: I am Adam Gordon and I am here from Fair Share Housing Center, which is at 510 Park Boulevard in Cherry Hill, far away from here, but I'm here because I have been working with a bunch of people like we just heard the last speaker. I'm sure we will hear from more people concerned about affordable housing, and I have to say compared to the part of the State where I live, the level of concern here is so high, I think it is because it has become impossible for people who want their kids to move back here in a way that we don't necessarily see everywhere in the State. That means a lot of people are concerned about the issue. That's why I'm here tonight.

I want to specifically address the COAH obligation. That's what we work on. I am an attorney. I work throughout the State on COAH obligations. I want to address the plan, and particularly as they relate to Eatontown, and this plan does very little to meet Eatontown's obligation. It is worse for Eatontown than particularly for Oceanport at least, and I think it is a matter that should be of concern to everyone who is a resident in Eatontown, particularly people on the council and planning board.

The problems that -- first of all, the COAH obligation is between now and 2018, and this plan runs
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until 2028.

In looking at the COAH obligations, we are
only looking at the units that are going to be produced
to 2018 here. That's only about 70 affordable units.
Eatontown has an obligation with these new numbers
around 500 units, and I guess the question is do you
want to address that median on the base or try to cram
that everywhere else you can in the town?

I think it is easier to address that on the
basis of this redevelopment, because it is doing it from
scratch. It can be funded in different ways, and I
would think a lot of residents would prefer it be
addressed here as opposed to the town, but this plan, if
it is adopted, is going to leave the vast majority of
the units to be figured out somewhere else in the town.

I know there is a study that shows there is
not much land to do that, and that would mean cramming
those units into all those pieces of land, and that's
not something the town would want to do.

I urge you before adopting that plan to think
about this timeframe and with most of the housing units,
at least more of the housing units, being in Oceanport,
have this plan address Eatontown's obligation and
whether there is more that could be done to address

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1 Eatontown's COAH obligation on the Fort so it doesn't
2 have to be addressed everywhere else in the town.

MR. TARANTOLO: One concept being looked at
3 with regard to COAH is that each of the towns has a
4 commitment to create a COAH plan based on the round

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three criteria. To be honest with you, when round three
criteria first came out in 2003, I believe it was, we
put a committee together to look at how we might meet
our COAH obligation, and we took an audit of all
available land at that time and we determined based on
the available land and the anticipated construction or
build-out of the town based on what was available our
commitment to COAH would be 92 units.

However, when it was challenged in the courts,
secondary data kicked in and COAH came back and adjusted
our number to 447 units, so we went from 92 to 447
units.

With regard to the most recent criteria that's
been established, namely, we doubled the number of
affordable housing here in the State of New Jersey going
to 117,000 units by the year 2018, the new number for
Eatontown was 490 units.

Now, we are challenging that because we felt
that the data used to develop that number was based on
flawed information, and so we are waiting now to get a

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clarification of how they calculated that 490 unit
number, so that's being addressed right now, but the
mayors mutually agree that we treat Fort Monmouth as a
region as it relates to COAH, and so when you look at
the commitment based on a regional basis, we're
approaching 400 units for the Fort Monmouth region as
our commitment to affordable housing.

We still intend to maintain our plans for each
individual community exclusive of the Fort Monmouth

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Now, one of the questions I raised earlier is the fact that we have to get a clear definition from the State as to what they mean as to how we treat Fort Monmouth as a region.

As you know, there were five regions created in the legislation that were earmarked for some special treatment. We don't know what that special treatment is, so there is a lot of question marks here at this point in time, and we can't give you a definite answer, but I will tell you that we are challenging the 490 figure that they are placing for Eatontown exclusive of what we will get as a result of the Fort Monmouth development.

MR. GORDON: That's helpful. I think the difficulty is if you weren't to succeed or partly succeed and this plan is adopted, then you have to come back and build-out all those other parcels. Maybe there is a proviso in the plan that could be revisited in some way.

MR. TARANTOLO: Exactly. That's why we need this meeting with the State to get a clear definition as to what that is.

MR. RALEIGH: My name is Jim Raleigh. I live in Colts Neck, nearby, and I can tell you that we have covered toxic facilities in the naval weapons station, so we are quite familiar with how well the government takes care of their land. It becomes an in perpetuity thing and it often results in severe development.
There are two topics I wanted to talk about. I'll take the simple one first. We heard about the sewer plant and infiltration there. My question is where is the drinking water coming from?

MR. HARRISON: That comes from New Jersey American Water Company.

MR. RALEIGH: They don't have the capacity. I know because I live in Colts Neck where their water reservoir is.

MR. COSENTINO: Jim, they meet with us on a fairly regular basis at the infrastructure meetings and we have asked each of the utility companies and so forth to tell us whether they have the capacity and that has not been their response.

MR. RALEIGH: I understand very well, but they also challenged a thousand unit housing in Colts Neck where they didn't have the capacity and Trenton finally said, you know, you can promise everybody, but we look at a statewide water plan.

MR. COSENTINO: We are aware and you bring up a good point we will continue to monitor closely.

MR. HARRISON: I would also add that the current system is over capacity. The extent of the distribution system that's not being used it is still filled with water.

MR. RALEIGH: I understand.

The other area I wanted to discuss more about the transportation plan, and I don't know which
examples to pick. Let me start with the northeast
corner of the golf course. We are looking for a
developer to take on that? You know, they couldn't find
anybody except Donald Trump to take on the golf course
in Colts Neck.
That intersection is going to become a traffic
light and a major problem. Look at where the road that
goes south passed the side of the golf course goes in

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1 terms of the rest of the streets in Eatontown? There is
2 a major area of concern.
3 Take it on across. There is only a couple
4 speed pumps along it today, but to use that as a
5 connection for the jitney service I think is extremely
6 narrow minded in your study.
7 Let me switch to Hope Road and Route 36. I
8 think if you study the traffic in the township, you'll
9 find that there is probably more traffic coming off of
10 Route 18, a few hundred feet down from 36, than there is
11 from the Parkway, and there should be an integrated plan
12 for 18, the Parkway at 36 and Hope Road.
13 MR. COSENTINO: We have addressed this with
14 the Turnpike Authority and the State.
15 MR. DELORM: The intention is that those need
16 to be separated and that is in the conceptual plan.
17 MR. RAILEIGH: Which is going to be separated?
18 MR. DELORM: So the Parkway and Route 18
19 traffic don't commingle --
20 MR. RAILEIGH: Redesign the Parkway and 18?
21 MR. DELORM: That is the exit ramps.
MR. COSENTINO: You would be pleased.

MR. RAILEIGH: The jitney bus I think ought to go to the park and ride and not loop back through, and if you want to talk about helping Eatontown, I see no reason that the jitney bus shouldn't go through the mall.

MR. WELCH: Phil Welch, and I am a resident of Middletown.

I'd like to pick up on a point that Adam Gordon made and, also it was the first principle that Tim Delorm mentioned, and that was increasing density of development from east to west, I believe.

MR. DELORM: West to east. Decreasing from west to east.

MR. WELCH: That's what I said, increasing from east to west, and so there are approximately 700 dwelling units in the plan for Oceanport, about 577 for Eatontown. I'm just curious as to why there shouldn't be an increase in the number of units in Eatontown planned for that part of the Fort?

If I look at the land area, it looks like the bulk of the land area, I don't know what the number of acres is, it looks like the bulk of the land area may be in Eatontown, at least similar to Oceanport.

MR. COSENTINO: Actually, we have to deduct the golf course out of the usable land for housing, if that is what you are --

MR. TARANTOLO: Eatontown gets 210 acres, Oceanport gets 400 --
MR. COSENTINO: 19.

MR. TARANTOLO: I thought it was 430. All right, 419, but then Eatontown picks up the golf course and Howard Commons, so Eatontown has the largest portion of Fort Monmouth; namely, about 450 something acres.

MR. WELCH: So still the question is if it is increasing density from east to west or decreasing west to east, whichever way you want it, why wouldn't there be more housing units in the Eatontown portion of the redevelopment?

MR. DELORM: The issue is not one of units in particular, it is net density against the acreage we are talking about. It is not that we should put more in one community, but if you look at the total acreage and amount of development, it is denser in Tinton Falls than it is in Oceanport. In terms of the numbers and the uses, we determine that in Tinton Falls and the western portions of Eatontown that the highest and best use there was for the business and employment center for the Fort, which is why commercial R&D & D space is proposed there.

We also looked at then in our initial traffic impact assessment based on the plan you see on the wall could the roadways with reasonable improvements that we are projecting to be made handle that level of development, and at this point I think -- I can't
remember the meeting, someone used the lifeboat analogy,  
the lifeboat is full, and if we put one more person in  
the lifeboat, the lifeboat sinks. We have optimized the  
level of development in each of the communities based on  
what the roadway capacity and the transportation plan  
can accommodate, so we can't shift -- if we shift it  
more residential into Eatontown, we would have to shift  
something out of Eatontown, and we are trying to balance  
the overall fiscal impacts from residential and other  
development, commercial development, and each community  
is fairly balanced at the moment, so the lifeboat is  
full, Phil. We don't have an ability without doing,  
dare I say, rail or other major infrastructure  
improvements to put another home or another square foot  
of commercial development into the plan.

MR. WELCH: I think the lifeboat actually is  
dynamic and it actually -- you know, this plan is  
flexible and I think the lifeboat is as well. I don't  
think that's a good analogy.

You said at one point that 98% of the  
residences on the Fort were going to be preserved. I  
don't understand that in the light of the statements  
made about Howard Commons going from 486 units and most  
of those will be demolished and replaced. I'm trying to

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understand.

MR. DELORM: My reference was the historic  
housing on the Fort. That's a clarification.

MR. WELCH: So in terms of the total housing  
on the Fort, how much is going to be preserved and how
much is going to be demolished?

MR. DELORM: I would have to total it up, but

there is 496 Howard Commons --

MR. HARRISON: We have had this number on our

website, and I know you've seen it, Phil. It is under a

thousand if you include the Pinebrook, Howard Commons,

if you include the dormitory units at the prep school it

is under a thousand.

The units that are going to be reused there is

117 units in the historic district, not including the
two lodging buildings, 272, 271, the Bachelor Officer
Quarters Main Street, Oceanport there are another 24
units.

MR. WELCH: Is that getting demolished?

MR. HARRISON: Currently on the plan, but we
don't have a proposed use or anyone interested at this
point in time. They were in pretty good shape, so we
decided to keep them in the plan, but we don't have
anything proposed currently.

The other housing is 42 units currently at

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Megill. We are not quite sure how many of those will
survive. That will depend on the hotel/conference
center that goes in, and there is 22 units at Hemphill
over in Tinton Falls that are being retained. I think
that comes up to a total of 225 housing units.

MR. WELCH: That's a little bit more than what
I read in the plan, but essentially that means somewhere
around 75% of the existing residential units on the Fort
are being demolished at a time when we really have --
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10 MR. HARRISON: Only residential units being
demolished would be Howard Commons.
11 MR. WELCH: And any additional housing at
Megill housing complex isn't factored into the hotel.
12 MR. HARRISON: There are 42 units over there.
13 You are correct.
14 MR. WELCH: That is in addition to the housing
units in the woods along Tinton Avenue that were
demolished as well?
15 MR. HARRISON: We didn't inherit those.
16 MR. WELCH: Historically those were housing
units at the Fort. Thank you.
17 MR. HARRISON: Before the next commenter, it
is about 8:40. We will be adjourning no later than
9:10.
18 MR. MAHEDY: This is an important meeting. We

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have every right --

1 MR. HARRISON: We will adjourn at 9:10. There
is another half hour.
2 MR. MAHEDY: That's not right.
3 MR. FULLER: Charles Fuller, just like the
brush company.
4 I am listening to your plan, and I am a
graduate student finishing my Ph.D., and I'm listening
to the plan you proposed here, and I've got a lot of
questions, one of which is first and foremost, you are
proposing a plan with no economic incentives for any
business to come into this area and actually want to do
business here. I find that very, very discouraging, not
only as a resident, but also as a person who has lived in this area for his entire life. I don't really see any economic incentive for a company to come in and want to start up a business on Fort Monmouth. The building being 40 years old is a problem.

The access physically to Fort Monmouth, if you look at the building, won't be possible until Fort Monmouth is vacated. It is a secure facility. I work there. I have a clearance. You are not getting on there until everybody is gone, and to say somehow or another we are going to be able to show these buildings to businesses and attract business is not going to be possible until they have gone. To say they can come in and do business and potentially make it possible to do business is not going to happen until that happens unless you figure out a way to allow people to come on and look and guide them through the base. That's just not going to happen.

The second question I have is without those incentives, what are you going to be able to do to help assure the residents here that one, their property values aren't going to go down immediately as soon as the base is vacated, and what things can you do to help us know that, okay, in past BRAC appointments or processes here that these things won't be repeated, because what you are saying is somehow or another we are going to set the situation up saying these areas are attractive to small businesses, but you haven't said any way that they are going to be able to get there, and you
are talking about places that don't have any incentives.
we don't have it at the state level, certainly not at
the federal level.
I'm listening to what you are saying. I
understand this is a proposal for a plan, but you
haven't put anything in there that says yes, this is
what is going to attract them. You haven't spoken to
that.

MR. HARRISON: I can tell you that is all in
the works, and in prior presentations right here in
Eatontown we presented a lot of that. We couldn't
possibly present all we have done over the past two
years in a half an hour tonight.
MR. FULLER: I understand, but what is the
draw?
MR. HARRISON: The economic revitalization
study that's been mentioned here this evening by a
number of folks, that will be in our hands sometime in
August. We will have a business attraction section to
that. We will have and we've already looked at a draft
of the incentives section.
A number of these buildings have very special
features that will be very attractive to certain
industries, and we are currently cataloging all of
those, and, indeed, we have arrangements with the
garrison and the mission side to get people into the
buildings to take people in the buildings and look
around.

MR. FULLER: One of the questions I have also
in addition to this, why haven't or why hadn't any
portion of this plan looked out to reach out to
education circles and include them in this process? I
don't understand.

MR. HARRISON: I would like to tell you if you
go on the website, we have a number of documents and we
have an education consortium committee that has been
meeting consisting of high-level folks from not only the
local universities and colleges, Stevens Institute,
Rutgers, NJIT. We have a standing advisory committee to
address the issues. State commissioner on higher
education is a member of that.

We have set aside building space in the plan
for educational institutions to get together and provide
workforce job training and other initiatives.

MR. FULLER: Those are for, I think, small
businesses and would attract small business to know
there are resources there, but I'm looking at your plan,
and you are pointing out nanotechnology, very high-tech
you are talking about, IT, which was one of the other
points you brought out, and IT is consolidating now. It
is not expanding.

You are saying people are going to come here
for this but I am not seeing -- you are not mentioning
anybody.

I'll give you an example. The CECOM building.
Who is going to buy that? Who is going to be attracted
to it given the infrastructure and the way it is built?
It is not made for multiple, small businesses to occupy
here. It is made up for one group.
I mean, you are not going to Verizon in there
unless somehow or another they get economic incentive.
Once again, you are not going to get AT&T or Sprint or
any telephone that's going to come in there. What's the
carrot? What are we going to do? Okay, guys, you come
in here, we have this great plan, but we need an
insensitive.

MR. HARRISON: That will be part of the
economic revitalization study.

MR. FULLER: When is that going to be done?

How old is that study?

MR. HARRISON: McAfee Center is a perfect of
example of a building that is attractive.

MR. FULLER: How old is that study?

MR. COSENTINO: It is current.

MR. HARRISON: It is in draft form.

MR. FULLER: Draft format now? Thank you very
much.

MR. HARRISON: Stay tuned to our website.

MR. TARANTOLO: One of my questions right up
top when I said the plan, the Reuse Plan, should
allude to some of the incentives that stimulate the
economy, and I think you are right on, and I agree with
you. There should be a portion of the Reuse Plan that
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reflects exactly what you said attracting the right
kinds of companies into the area.

MR. HARRISON: We appreciate ideas and you can
contact us on our website to propose appropriate
businesses we should be looking at.

MR. FULLER: I'm finishing my thesis first.
I'll get back to you.

MS. STRATTON: Good evening, I'm Barbara
Stratton, 47 Park Avenue in Eatontown. My husband is
behind me here, Clyde Stratton, who also lives with me.

There are many friends and neighbors here in
my neighborhood that are present tonight. If you look
on the map, our street is one of several streets that
abuts the proposed continuous greenway parks system, and
we vehemently oppose any opening of any of those streets
since we constitute a very wonderful neighborhood that's
in existence for years.

As a matter of fact, we have about 22
beautiful 60-foot trees at the end of Park Avenue which
is comprised with those paper roads, paper streets.
They must be at least 60 years old, and I know you
addressed -- this gentleman addressed the reforestation
of the park or whatever you are going to be tearing
down, well, it doesn't seem to me that would be very
cost effective to tear down those trees, and we do enjoy

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all the birds and the wildlife that come in and enjoy
the trees, and there are about four streets there, I
believe it is Park Avenue, which we are right there next
to the track, and then there is Villa and Irving and
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Watson Place, and, Mr. Mayor, I did send you an E-mail,
I believe you got that, and I'd like to read a few
highlights of it in the record.
We have lived in Eatontown for over 40 years
and have lived on Park Avenue for over 29 years, and we
have continuously enjoyed the peace and tranquility of
living on a dead-end street.
As a matter of fact, that was the primary
feature which convinced us to purchase the property in
1979, and we strongly object to opening of our street,
and I'm sure that our neighbors on those other streets
also strongly object, and I know that there are many of
them here in the audience tonight. We feel that if it
is opened at all, it will not only devalue our
property, but affect our lifestyle which we have enjoyed
through the many years.
We are a very close-knit neighborhood, and
that would be a terrible impact with all of the
neighbors.
Now, there is also something on the table, I
believe, the proposed possible closing of Nicodemus

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Avenue, which would probably be an impact as well, and
my husband is here to address that and the wetlands.
Thank you.

MR. DELORM: We will certainly address those
issues in our planning. We thought from an emergency
vehicle access standpoint and for your own residents to
be able to not go to Broad Street, it made sense to open
those streets, but hearing your comments we will revisit
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1  it.
2
3  MS. STRATTON: I hope you take that seriously.
4  MR. DELORM: We will.
5  MS. STRATTON: Because we will be back.
6  MR. STRATTON: Clyde Stratton. Also Nicodemus
7  Road has been indicated as being in a wetlands area. It
8  just simply isn't. It's out of the floodplain. It has
9  not been under water in 56 years that I know of, and the
10  pond that's by that was created by putting a dam at the
11  end of the pond, and at one point the Army folks wanted
12  to raise it to increase the depth of the pond and DEP
13  would not allow them to do that because it would
14  increase the floodplain, and that floodplain is clearly
15  identified in the topography information on the post to
16  show it is well up above it. What they finally did is
17  they dredged it out instead to make it deeper instead of
18  raising the water level.

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1  Couple things that I noticed. Location of
2  geothermal test wells. There are a lot of geothermal
3  test wells on Fort Monmouth, not the geothermal wells
4  that are presently used for heating and air conditioning
5  of the buildings, also geothermal test wells have been
6  there now for almost 30 years, and there is a lot of
7  data it is very useful and it is an attractive thing for
8  somebody who wants to develop and use the geothermal
9  system there on Fort Monmouth.
10  Hotel. I didn't understand, is there two
11  hotels? I didn't understand. Is there a hotel in the
12  Eatontown part of the main post or was that only in

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13 Oceanport?
14 MR. TARANTOLO: One here and one in Oceanport.
15 MR. STRATTON: The only one in Eatontown was --
16
17 MR. TARANTOLO: On the golf course.
18 MR. STRATTON: I wondered. The golf course, Gibb's Hall, that is part of this and should be some sort of a different category there in considering the amount of space going to Eatontown since Eatontown owned -- that was the Eatontown Country Club. It was given to the Army for use of the military during World War II and was supposed to be returned to Eatontown when they no longer required it.

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1 MR. TARANTOLO: That's good information. I welcome that one.
2 MR. STRATTON: I'm not sure if that land should have the same rules and treated the same way as some of the other land.
3 There is a landfill at the end of Wilson Avenue, and I can't tell from the map whether it is in Eatontown or Oceanport, but it was an unlined landfill too close to Parker's creek. It's been a continual problem of leaching into the creek. DEP was quite concerned about it a few years ago and it was closed, and supposedly I don't think that's a completely dead issue.
4 MR. TARANTOLO: They are still concerned.
5 MR. STRATTON: We know about that. I didn't see any indication on the map of that.
I did not hear mention how much federal impact money will be lost. I was trying to look at the figures what it would cost the towns to assume the additional student load and school. We are losing a considerable amount of federal impact money. I don't know how much that is.

I don't know what the population of Fort Monmouth is comprised of age groups and families. Does anybody know how much impact money?

MR. TARANTOLO: $2.5 million, I think, based on the 2007 or 2006 budget. I believe that was the number.

John, you can probably help us out there.

MR. SCHIELS: I don't remember.

MR. TARANTOLO: $2 million given to Eatontown school system to educate the children of personnel of Fort Monmouth.

MR. STRATTON: And also Monmouth Regional.

MR. TARANTOLO: No, that's separate. Monmouth Regional is separate. Right now there is about 150 plus military dependents that attend the Eatontown public school system. I believe there is another -- less than 100, I believe, at Monmouth Regional, so also at Monmouth Regional you have Tinton Falls.

MR. STRATTON: That loss of impact money, was that included in the estimates of what the costs would be?

MR. TARANTOLO: I don't know.

MR. HARRISON: No. What is taken into account
is that the number of students that Eatontown currently educates that come from Oceanport or Tinton Falls will go back to Oceanport and Tinton Falls.

MR. STRATTON: We are trying to reemploy these people in the same area, so those children, I hope, are still going to be here, and so there should be considerable increase in student cost if we lose the impact money.

MR. HARRISON: We have calculated the projected cost school-age children this development will generate.

I just wanted to point out all of the students that currently you get impact aid for are not from Eatontown. A lot of them are from what's going to be Oceanport, and students that are generated by that housing in Oceanport will go to Oceanport schools, not Eatontown schools.

MR. STRATTON: Not Monmouth Regional?

MR. HARRISON: No, the high school children go to Shore Regional, so we have taken that into account with the tax revenues and the expense per student in our community impact section, but we did not have a deduct for the impact aid because you won't have those students. They will be full-paying students based on tax ratables generated by the development.

MR. STRATTON: One thing, incentives. You mentioned incentives. Myer's Center was not built as an office building. Myers Center was built as a state-of-the-art laboratory building and was only used...
state-of-the-art laboratory building are still there. They are covered up, but they are still there, and that is a very, very unique building, research and development building, that you would have a hard time to find anything today to match it. Thank you.

MS. CHIN: My name is Wanna Chin. I live at 8 Carmel Way, Eatontown, New Jersey, and I'm one of the workers at Fort Monmouth. I work at one of those 40-50-year-old buildings, and, you know, there is like water bugs by the water fountain, and I don't drink from the water fountain. I bring all my water from home. Every time they do anything with the water system, the water in the toilets are brown, so any time they turn on the heating system or air conditioning system, my sinuses blow up. So in terms of being an attractive building, I don't think it would be like the first choice on many peoples' minds.

I was hoping to hear something encouraging, because I'm contemplating should I stay, should I move down to Aberdeen, and I haven't heard anything that makes me feel like I'm going to find a job when the base closes.

MR. COSENTINO: Is that a question?

MS. CHIN: It is a comment.

MR. COSENTINO: It is certainly an
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understandable comment. This is very hard. I want to
tell you that there is going to be a job here, but we
have to be totally honest and say that we are doing
everything possible to attract the type of entities that
will enable you to have a job.

Now, having said that, what are the details of
that? We have a lot of assets. You are one of the
assets that we are reaching out with. I mean, the
workers here, the people, they are highly educated,
highly motivated, hard working. These are the things
being presented to prospective tenants to come here.
That's being done right now, so I can't speak to what
companies we are talking to. I can't speak to the
progress that's being made simply because it would be
premature to do so, and I don't want to say something
which would, you know, lead you down a path and then not
deliver, but I promise you that we are doing these
things. We are out there talking to prospective
companies. We are holding meetings with them. We are
sending out surveys to them to understand what is it
they are looking for versus what is it we have and try
to close that gap.

We have a couple of years to go. I don't know
how many jobs will be lost in the interim. That's up to
the Army, but as buildings become available, we'll
certainly look at those buildings to see if that might
be an attraction to somebody.

When you look at this plan, and I'll grant you
it is 20 years out, most of the buildings that we said
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are 40 to 50 years old will be demolished and replaced, so that's not what we are talking about, but we are talking about some of the buildings that we think could really be exciting to certain high-tech companies and certain green-industry companies, and again, how much detail can we give you at this point? We have a concept plan to submit on September 8th, and I don't mean to make a speech, you just asked -- you made a very good statement, and I'm trying to address that.

We have a plan to submit on September the 8th with the HUD application. We are going to do that. That's not the end of the race. In fact, to use a football analogy, we are not even out of the first half yet in this game, and we have a long way to go to score that touchdown, but we know where we have to go. We know what we have to do.

It's going to take some time. It's going to take continued input such as we are getting here tonight. We have done that all along, and we'll continue to do that. That's all I can tell you, but we do have your best interest at heart, because it is also our best interest because we live here too. We are not outsiders. We live right here and we want this to happen. We want this to be a legacy for all of us, not just some of us.

MS. CHIN: You mention about the 5,000 technical jobs, but this comes after like years and years of constant layoffs with the telecom industry, and I think also with all the defense contractors isn't
there like another 6,000 technical jobs from all the
defense contractors that's also going to move down to
Aberdeen, and then all of those people promulgate the
22,000 other jobs when we are all -- you know, if we
have to leave because we don't have jobs? Then there is
no one to shop at the stores. There is no one to go to
the restaurants.

I really am concerned that the house market,
the values, are going to really fall, and then when
stuff like that happens, it is really hard to bring the
neighborhood back. I'm really concerned about that, and
I'm really hoping that you are able to somehow come up
with technical jobs to keep the people here.

MR. HARRISON: A lot of those things you
mentioned will be part of our economic revitalization
study.

I will also point out the State Department of

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Labor and workforce Development has been working hand in
hand with us and with the garrison regarding this job
submission, and they have done a lot of studies. They
have looked at all of those numbers you mentioned, and,
in fact, in one of their reports had some very
encouraging numbers relative to the number of technical
jobs that could be absorbed within a 10-mile radius of
the Fort going forward, so there is some good news
there.

I would encourage you to visit with the
workforce center the Department of Labor set up in
Eatontown on Wykoff Road, around the corner, and stay
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posted for our economic revitalization study and look on our website. There is a lot of information on there relating to our look at the job situation.

MS. CHIN: I think a lot of us, half of us, will have to make decisions whether we move down I think in 2010 and more in 2011, half of us in 2010, half of us in 2011. I'm hoping there will be good news before then.

MR. COSENTINO: We hope to deliver.

MR. HARRISON: Tom --

MR. MAHEDY: Frank gave us his word, and your word is good, Frank, right, as long as it takes?

MS. GEREN: Kathleen Geren, 12 Ragwood Drive,

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Eatontown, and it's right across the street from the golf course. Ragwood is parallel to Tinton Avenue, and you said you are going to widen Tinton Avenue. I'm sure you are not going to take anything away from the golf course, so the road, the street, will run through my living room.

MR. DELOM: Our intention is all the widening occur on the golf course side of the street, and we believe there is sufficient room to do that.

MS. GEREN: I don't want to be like the people in Long Branch.

MR. DELOM: I understand that.

MR. CHRISTENSEN: Some of the people in my neighborhood have already spoke, and a while back I started a petition, which the mayor and council and planning board are aware of, for the opening of some of
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the streets; namely, Park, Villa, Irving and Watson, and
I have a total of 77 people from the neighborhood, I
call the neighborhood, who are opposed to the street
opening.

The jitney service that I saw indicated before
does go through our neighborhood, and I don't know if
there is a definite plan for the streets to be opened up
or if this is something that's going to be in the future
to be dealt with.

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If it is going to be in the future, let's make
the future right now, because there are approximately
225 people that would be directly affected by the
opening of any of those streets. It's a basically
car-only neighborhood or small-truck neighborhood. It
is not made for large vehicles. It is not made for a
massive amount of traffic.

I understand that a traffic survey was done on
First Avenue where a counter was put down across the
road and a low number of vehicles passed over it. Well,
if you go back to the corner of Main Street and First
Avenue, there is a sign that says no right turn during
the hours from 3:00 p.m. to 7:00 p.m. every day of the
week. That limits the amount of traffic that comes that
way. This counter was put two and a half blocks away
from where that sign is, so that counter would be
virtually nil on First Avenue, so that bit of
information that you received for traffic in the area is
null and void in my book.

The children in the area play in the streets
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now. I have grandchildren. I take them out in the street. I walk the neighborhood. There are other people that do the same thing.
The neighborhood has been my home since 1974.
I live at the dead-end street. My property is adjacent to Oceanport at the fence line. I understand that there is going to be a school or schools built in Oceanport. I just found out today that one is going to be a lower grade school, a middle school and there will also be a medical school of some sort.

MR. HARRISON: I don’t know what you are talking about.

MR. CHRISTENSEN: Frank, you are saying no. I'm sorry to see that.

MR. HARRISON: Oceanport has asked for a school.

MR. CHRISTENSEN: On page 39 of Oceanport borough plan there are two schools adjacent to each other.

MR. HARRISON: This is the plan and there is one school there currently. It will be either an elementary or a grammar school, and there is no medical school plan. It's an educational medical campus, not to say that it's going to be an educational medical campus. We are looking at a clinic, hopefully to include the Veteran's clinic and clinic service the entire area along with the appropriate medical arts office buildings and things, but no medical school.

MR. CHRISTENSEN: With what you just commented
the hospital?

MR. HARRISON: Paterson Army Health Clinic is being considered as a possible reuse. We've got some healthcare providers that have been looking at that facility. Some don't think it is worth saving. They would build a new state-of-the-art facility. Others are saying there might be merit in reusing that particular building. We do not know at this time.

MR. CHRISTENSEN: If that building was to be torn down, taken down, who would be rebuilding? Is that an outside --

MR. HARRISON: Right now we are looking at a public/private venture. It would be a private healthcare provider would have the building and we would be looking at the VA as a tenant and continue to service retirees, as well as active military at this facility, as well as serve the area, the residents and businesses of the area.

MR. WOLOSHIN: Besides the map, these streets, have you been on the streets physically?

MR. DELORM: Absolutely.

MR. WOLOSHIN: Do you know how narrow they are? Do you think extra traffic can be supported opening these up?

MR. DELORM: I'm not a traffic engineer. We
have not done a full traffic analysis of the streets.

We absolutely are taking to heart the comments we are
receiving and we will expect to hear from the council
and subcommittee and we will reflect those in the plan.

MR. TARANTULO: The ad hoc committee is aware
of the concerns of the residents in that area, and they
have attended a couple of our meetings. They have
indicated their concern. We are in the process of
including that on our list of concerns, and we will be
forwarding that to you, Tim, in a formal manner.

MR. CHRISTENSEN: May I? Okay, being that it
is already on the concerns of the board, is it possible
for it to happen or is it written in stone somewhere
down the line it's going to happen no matter what?

MR. TARANTULO: I would say it's going to
happen no matter what. I think we have as part of our
ad hoc committee the borough planner. He's already made
some very good suggestions as to how this might be
addressed indicating that when the fences come down,
perhaps one way to deal with it is to create
cul-de-sacs.

I'm going to be honest with you. You are not
going to get it all. You probably would get half a pie.
For safety purposes they are going to have to be one or
two through streets that will connect into the Fort

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Monmouth area proper, but I think we could maintain a
good majority of the currently dead-ended streets using
the cul-de-sac approach, but, again, understand that we
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could not reject the plan. The way the legislation
created the Fort Monmouth Redevelopment Authority, it
only gives the municipalities the power to recommend or
comment on the plan, so you notice I use my words quite
carefully.

When we submit back to FMERPA our concerns or
the things that we feel are acceptable, and there are
still some questions, those three categories will be
formalized in some kind of a document going back to
FMERPA after we complete our analysis that's due on
August 14th.

MS. CANNETO: My name is Lynn Canneto, 46
Willow Place, same neighborhood.
On the one thing you said about the
cul-de-sac. That would be Oceanport, Eatontown. When
you are saying cul-de-sac, if you go in on Park, Villa
and Irving and Watson and they become a cul-de-sac, they
are all part of Oceanport.

MR. TARANTOLO: Well, that's a good point.
You are right, but, again, we are bound by the line that
you see there. When we come up with a plan, it is still
Fort Monmouth at this point in time.

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MS. CANNETO: But the property that --
MR. TARANTOLO: I hear what you are saying. I
know what you are saying, the cul-de-sacs go into
Oceanport, and I don't have the solution yet, but that
was one potential option that may be available.

MS. CANNETO: The other problem is we have a
water problem there. When we get a lot of rain, the
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8  sump pumps come on. How about the end? That's the only
9  place we have the water. That's the drain problem
10  there. We have one drain, that end of the road. That
11  was another thing screwing us up. Park, Irving, Villa
12  and Watson are all like that.
13
14  MR. TARANTOLO: That's the kinds of
15  information we will put in our concerns column on the
16  document that we forward to FMERPA.
17
18  MS. CANNETO: The other thing is -- two
19  things. One is we talked about the train. You are
20  saying bring the train from Little Silver into
21  Oceanport. That's stupid.
22
23  MR. HARRISON: We are not saying that.
24
25  MS. CANNETO: You mentioned it before, Little
26  Silver to Oceanport.
27
28  MR. HARRISON: Jitney going to the train
29  station where it currently exists.
30
31  MS. CANNETO: On the map that Jerry showed us

the other day there is a train, which I know exists in
Eatontown on Louis street. That would be more probable
to do because like me, I don't drive. Taking the train
I've got to go all the way to Little Silver. It is hard
to get to Little Silver. You know that area. If you
brought the train here, people got off the train, they
come into the Oceanport area here into the town, they
have access to Red Bank, they have access to the mall.
I work at the mall, and that's the only way you get any
bus.

MR. TARANTOLO: We are talking about the Blue
Comet line that currently exists here in Eatontown, which is right here, and that's still an issue that hadn't been resolved.

MS. CANNETO: I know, but that would be a good thing to think about because of the fact that when you go to Long Branch, you have a problem parking and Red Bank it would be a good spot for a train.

MR. TARANTOLO: That's the purpose of a public hearing. All of this is valid input. It is healthy that we are involved in listening to the concerns of the residents, but understand that it was not my decision for the Redevelopment Authority's position to close Fort Monmouth. That was the Federal Government that made that decision. Now we are confronted with the problem of defining a Reuse Plan for Fort Monmouth that has the least adverse impact on this area.

We have to regenerate the economy as a result of Fort Monmouth's closing. You know, we are losing essentially over $300 million a year in payroll when Fort Monmouth closes. We are losing $3.2 billion in contracts that Fort Monmouth generated, so Fort Monmouth is a significant economic engine in this area, so we have to come up with ways of regenerating all of that, and I'm going to be honest with you, not everybody is going to be happy with the end result, but hopefully we come up with a balance plan and we are not impacting too many of our residents in an adverse way.

I have served on the Redevelopment Authority, also a member of the ad hoc committee in place. I know
the members of council and planning board are also very
sensitive to some of your concerns, but the bottom line
is how do we eventually come up with a plan that's
perfect, and I don't think that's possible. Someone
along the line has got to be impacted by this, and the
intent here is to minimize that impact and that group of
people, and that's what we are really confronted with.

MR. DLUGOSZ: Ed Dlugosz again. I just wanted
to follow-up on something I said before, in fact, at a
regular hearing we had here a month or two ago. We
talked about the incomes of the new employees that feed
that economic engine, the technology centers, the IT and
the rest. At that time the salaries that you were
quoting from, I guess it is the New Jersey Department of
Labor and so forth, were much lower than the average
worker at Fort Monmouth, and certainly lower than my
senior status as a contractor on Fort Monmouth.

To follow-up on my colleague that spoke before
quite eloquently, I was wondering if those -- if any
revised figures were going into that economic thing as
she suggested that it might. You said you would look
into that last time.

Second question had to do with the
environmental impact again. I just was in conversation
and in correspondence with Rush Holt, our representative
in Washington in my role as a RAB member, Restoration
Advisory Board of Fort Monmouth. As you know, there is
43 contaminated sites, and when I made the statement
publicly a couple times that the Fort had under
estimated the cost of the restoration, the cost of the rehabilitation, I was told that no, they had it all budgeted, but the GAO I learned from Mr. Holt said that the cost would probably be more than double what they had done previously, and I was wondering how we would manage that, because the time that they have left to rehabilitate it is short and the impact of not having a dedicated DPW, they have 22 employees and contractors doing the testing and the constant maintenance of all those things. How are we going to deal with that or how are we going to replace that large, large number of people maintaining that? I know we can't do it in Eatontown alone.

MR. HARRISON: First of all your question about the salaries. I recall you asking that question at that hearing. At the time my answer would have been those are average numbers, and certainly the range would accommodate the salaries that are currently over there at the Fort, but I'll ask Mr. Martens if he has information relative to the salaries forthcoming in our economic revitalization studies.

MR. MARTENS: Actually, I do not have information on the salaries. My colleagues have been working on the revitalization strategy, and it depends on that.

MR. HARRISON: We know the salaries over there --

MR. COSENTINO: Let me just add for everyone who doesn't know the salary, the average salary at the
the northeast, and the salaries that were projected
would obviously be lower because of the skill levels of
what's going on there now and the types of people who
work there, and the fact that they are long-term
government employees adds to that level of pay, and I
certainly don't in any way mean to diminish that, but it
would be extraordinarily difficult to replace dollar for
dollar going forward in a redevelopment effort to that
level of pay, so, yeah, we are looking at it. We've
looked at it again, but I certainly don't mean to and
wouldn't imply that we would be able to replace jobs for
jobs in terms of salary levels that we have. I hope to
be proven wrong. I would love to be proven wrong, but I
think I have to be honest and say I don't know how that
could happen, at least for the first 10 years.

MR. DLUGOSZ: The impact of not being able to
replace those salaries are going to have an effect on
all the surrounding businesses and so forth.

MR. HARRISON: I want to ask Steve Young to
answer about the environmental.

MR. YOUNG: I think I heard him, Rick. We'll
take the tiny question first.

The Army -- the laws that govern the closure
and transfer gives latitude in whether or not the
cleanup is before the property is transferred, so they
don't -- they have some other tools they can use to
transfer that liability when they leave the base.

Now, that may sound scary on the face of it,
but that comes back to the cost piece. So having said
that, they are not necessarily obligated to have
everything cleaned up and done by the time they move off
base.

Now, on the money side you are absolutely
right. The Army, because their mission is not
environmental cleanup and because in the past they have
always had a great deal of time, frankly, to deal with
their environmental problems because they were all
contained on their own property, because of that their
estimates are often lower than what it really takes to
get some of these cleanups done. So along with the
timing and flexibility comes an obligation to negotiate
the cost of that cleanup with the private sector, and by
that I mean by a developer or FMERPA or some
combination, but two things drive that. First is the
federal law, that they are able to give the property
away dirty provided they give funding to clean it and
what we talked about earlier, NJDEP requirements to get
it clean with those tools.

The FMERPA can sit down with the Army and
negotiate a real cost to cure using whatever dollars,

real dollars or trade dollars or tax credits or whatever
the deal turns out to be, so that is a summary.

The schedule is flexible because of the way
eanton town public hearing 7-29-08

the laws are written, and the Army is obligated to sit
down and answer those questions regarding costs at the
end, and I think those were the questions asked. If it
wasn't, please restate it and I'll take another crack at
it.

MR. DLUGOSZ: I think for the most part the
answer was right on. I think the GAO said that the
amount that they budgeted for the fiscal year '06 was a
mere small percentage of what it should be, and that was
only one year, not multiple years going forward.

When we learned there was about 12 million or
$13 million that was being spent between '95 and 2008,
you know, I thought that was pretty low, and when the
Army DPW just started looking at capping the 38 acres of
landfill, they wouldn't come forward with any estimate
on how much that would cost, and that's not cleaning it
up underneath before they put on the cap, so there is a
lot of things that are going on that I don't even know
if FMERPA or Matrix knows about since I'm part of the
watchdogs on the Army side of it.

There is also phase two is out there now and
there is a lot of impacts that you are going to have to

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look at very closely, because I have had that in my
hands for about a week now, and it's going to be a lot
of work for all of us. Thank you.

MR. MAHEDY: Tom Mahedy, Earth Renaissance

First a follow-up on that comment from Matrix,
that the Army can negotiate the cost to the private
sector for cleanup by them.

Again, I repeat what's happened in New Jersey
and across the country. Private corporations had gone
bankrupt and have left the cost to the State taxpayers,
local taxpayers and local taxpayers, so that is not
acceptable from our point of view as far as cleanup.

The mission of the Army it is to protect and
defend the people of the United States, and polluting
our water, polluting our land, polluting our soil and
air is not protecting and defending, so it is the
mission of the Army to clean up, and if they do not, it
is unacceptable, and the money should not go, not a
penny should go of the $81 billion that they are going
to get. First it should go to the employees of Fort
Monmouth. I would be in favor giving the money to the
three boroughs as well as to the employees. Treat them
fairly.

Also, once this is privatized, a lot of

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employees will lose benefits and time that they have
accrued through the pension plans. They should all be
compensated.

Secondarily on other issues, the golf course.
If you look at the material that's in the library,
you'll see that there are Native American sites under
the golf course. This is brought up in the past. The
mayor was here and spoke to Frank Cosentino, as well
there was an elderly man who worked on the base for
years.

Also, if you look at the paperwork, you'll see
there is a man who worked in the Department of Public
works who found many objects. He since has passed. His
wife is still living. I spoke to her. She said that he
was a writer also of a magazine, newsletters for the
base, and the General told him to stop writing about it
when he spoke about this, so it's been covered up, and
this is very serious.

The last meeting that was to talk about this
with the historical preservation subcommittee. Guess
what? It wasn't open to the public. They had it at
Fort Monmouth behind the barbed wire, so I wasn't able
to go as I go to most of the subcommittee meetings, and
I feel folks from the State who are talking about this
very issue as far as privatization, again, I'm

absolutely opposed to it because what happens is we lose
the public good, the common good, and also we lose any
incentive you would have to find alternatives to peace.
when a number of the lobbyists for the different
corporations are making money on the warfare, they have
no incentive for peace. In fact, the opposite. They
would like it to continue.

As far as the hospital, it is absolutely
unacceptable that Veteran's just become a tenant when it
is Meridian, et cetera, who are looking for profit and
again they will be pushed aside. We have guys, many,
coming back with horrible, horrible illnesses, traumatic
brain injury, posttraumatic stress illnesses, many are
ending up on the streets. The hospital should stay.
They should get the best care in the world, and also the
housing, they should get first priority to housing and
not a penny should go to Aberdeen or wherever else the
Army wants to put it while the Vet's are being thrown
away and chewed up. Not a penny should go to making
other weapon systems or IT.

Two last things. Recently Homeland Security
and FEMA were collaborating on investigating citizens
from the United States who were working on different
peace issues, including abolishing the death penalty.
That issue, abolishing the death penalty, just occurred
in New Jersey. So would that mean that the governor
would be on a watch list for terrorism as well as all
the legislators who passed it? I'm very concerned about
it.

I just had the form for IT, and the whole
focus was creating more cameras around the country and
around county, around the State, and there seems to be a
lessening of civil liberties and civil rights under the;
guise of security. I'm very concerned about that.

To finish it up, we at the Earth Renaissance
Peace Alliance are in favor of the new mission of Fort
Monmouth of healing. We feel that's the only thing that
has any credibility at this time. Healing for all the
Veteran's, healing for the earth and healing in general.
That should be the new mission of Fort Monmouth. Thank
you.

MR. HARRISON: Thank you. I want to thank you
all for your participation tonight. Please let the
record reflect that the FMERPA -- sir?
MR. CHRISTENSEN: Could I have one more quick question?

MR. TARANTOLO: We will cut it after you.

MR. CHRISTENSEN: Carl Christensen again. The new green area that is proposed where the Husky Lake is and the football field and all of that area. How many acres does that take in at Eatontown that will now have to maintain?

MR. TARANTOLO: I think you heard that the County was going to maintain it. We currently are in an arrangement with the County government and the three municipalities to acquire 350 acres of open space in Fort Monmouth as part of the notice of intent to acquire. There is no guarantee we are going to get it, but we, nevertheless, have made application via that mechanism, so the arrangement will be if we are successful, the green space that resides between the geographic grounds of Eatontown will be maintained by the County. I think that's what I heard.

MR. DELORM: That's correct, Mayor.

MR. BYCK: Don Byck from Middletown.

The question is is there anything that is driving the process of transfer of ownership? Because at the end the land is in the ownership of the Federal Government. Does the BRAC process drive that? Is there any legislation that sets a time scale for the owner being required to sell the property?

Alternatively if there isn't, I might direct this to Mr. Tarantolo, he seems the last few years had a
someone has to create buyers, create this transfer of
ownership or something has got to force the seller.

MR. TARANTOLO: The urgency of the situation
is the fact that they want to move the mission to
Aberdeen, Maryland where essentially nothing exists, so
obviously they must sell the Fort Monmouth property and
put that money towards the development of the Aberdeen
site to accomplish the mission move, so the Federal
Government, the Department of the Army, I'm sure is very
anxious for us to come up with a plan and one that
everyone mutually agrees to so that the implementation
of the plan could be undertaken to sell the property
outright based on the plan that's been defined, and then
that money will probably be used to develop the area in
Aberdeen where the open mission will be resurrected.

MR. BYCK: I suppose my sense is we don't have
a motivated seller. I'm not sure that the government is
a motivated seller, so that's really the reason for the
question. I don't think that the government is
dependent on the sale of this land. I don't even know
if they know they can sell this land to make the move.
I think those are independent. I think the mission will
move to Aberdeen and that's going to get funded one way
or the other, but the question is as a resident of
Monmouth County and someone interested in the Fort and
the welfare of the county, if it is correct the
government is not a motivated seller, then there needs
to be some internal force from within the county, either
from the political establishment, could be from
recommendations of the Authority, could be through the
consultants, but it's only three years -- two years
until that property gets transferred. There is nothing
that is driving anything because there is nobody that is
feeling any economic pain, so that's what the question
is.

I'm not necessarily expecting an answer,
because I don't think it is an easy question.

MR. COSENTINO: The answer is that the
government is motivated. They are pushing us and all of
what you've talked about will take place post submittal
of the plan and acceptance of the plan in the coming
months and years. There could be early disposition,
early transfer of certain pieces.

An example, hypothetical example, would be the
golf course, because it is self contained and there are
no fences there, so that would be a logical possibility
of selling the golf course to a private owner, and there
is motivation because there are people out there who
contacted us wanting to start talking about purchasing
the golf course, so you would be wrong in your

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assessment that the government is not motivated.

MR. BYCK: Frank, I agree with the assessment
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on the golf course, then I'll sit down, but with respect
to the other economic drivers of this process, unless
educational institutions, for instance, felt motivated
and had the money and needed to expand into the campus.
I'm not sure that I see the drivers on the commercial
side, and that's the area that I'm concerned with.
MR. COSENTINO: I understand. Thank you.
MR. HARRISON: I want to thank everyone for
your participation. Please let the record reflect that
the FMERPA public hearing adjourned at 9:40 p.m. This
hearing is now adjourned. Thank you for your
participation and have a good night and safe home.
(Whereupon the matter was concluded for the
day.)

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I, MARY E. DAVIS, Certified Court Reporter of
the State of New Jersey, do hereby certify that the
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proceedings.
eatontown public hearing 7-29-08

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Exhibit b31

Fort Monmouth Tours-
Homeless Assistance NOI Related
### Exhibit b31: Fort Monmouth Tours-Homeless Assistance NOI Related

#### Homeless Assistance NOI Related

<table>
<thead>
<tr>
<th>DATE</th>
<th>ORGANIZATION</th>
<th>PARTICIPANTS</th>
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<td>HABscore</td>
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<td>2/28/2007</td>
<td>The Center in Asbury Park</td>
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<tr>
<td>3/6/2007</td>
<td>Interfaith Hospitality Network (Family Promise)</td>
<td>3</td>
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<tr>
<td>8/14/2007</td>
<td>Social Services Advisory Committee</td>
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<td>State NOI (NJDMAVA)</td>
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<td>3/18/2008</td>
<td>180, Turning Lives Around</td>
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<td>Family Promise</td>
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Exhibit b32

FMERPA Social Services Advisory Committee list of public meetings
| July 08, 2008 | October 30, 2007 |
| June 17, 2008 | October 02, 2007 |
| May 20, 2008 | September 18, 2007 |
| April 29, 2008 | August 21, 2007 |
| April 15, 2008 | August 07, 2007 |
| April 01, 2008 | April 02, 2007 |
| March 11, 2008 | February 20, 2007 |
| February 05, 2008 | February 13, 2007 |
| December 11, 2007 | February 1, 2007 |
Exhibit b33

FMERPA SSAC minutes
Exhibit 33: FMERPA SSAC minutes

FORT MONMOUTH ECONOMIC REVITALIZATION PLANNING AUTHORITY

SOCIAL SERVICES ADVISORY COMMITTEE (SSAC)

MINUTES FOR PUBLIC MEETING AUGUST 7TH, 2007

MEMBERS PRESENT:
Anna Dowling
Rose Estephan
Rick Harrison
Lynn Miller, Director, County of Monmouth, Department, Department of Human Services

VIA TELEPHONE:
Todd Poole, Projector Manager, FMERPA Consultant EDAW

MEMBERS NOT IN ATTENDANCE:
Laurie Cannon
John Colfer
Russell Valenti

PUBLIC IN ATTENDANCE:
Diane Canterbury (FMERPA Project Manager)
Tom Mahedy
Philip Welch
John Yaecker
Linda Zocaro

The meeting took place at the FMERPA offices and began at 3:10

AGENDA:

- Welcome
- Roll Call / Attendance
- Chairpersons Comments
- Rick Harrison: Update on Process, Camillus House
- EDAW: Consultant, Todd Poole
- Review of PBC’s
- Tour of Fort Monmouth for PBC and NOI Evaluation
- August 14th, 2007, 8:30 (SSAC only)
- Comments
- Next meeting: Tuesday, August 21, 2007
- Adjournment

Chairperson, Rose Estephan, discussed the importance of disseminating accurate information.

Rick Harrison gave an update on the process and specifically Camillus House. As of now the specifics about the Homeless Assistance NOI’s can not be shared with the public. Pending counsel of the new FMERPA BRAC Attorney.

Frank Cosentino and Rick Harrison attended a conference in Miami Beach that was extremely informative and helpful. They sat in on several homeless seminars. They also met with Linda Harrest from HUD.

Rick reviewed what he learned about Camillus House, the largest homeless provider in Miami-Dade County, Florida. He also discussed homeless accommodations on the closed Homestead Air Force Base. He discussed how they fund these facilities through hospitality taxes on restaurants and bars.

Todd Poole the project manager for FMERPA. Reviewed what has been done. He discussed the deadline of December 8, 2007. He discussed the need to understand land use, services, etc before making decision about homeless issues, affordable housing etc. It is necessary to understand context before we can fully plan and put together framework. A market study, a land use analysis, getting information from the public, etc. is necessary in order to formulate a plan.

Once the final plan is accepted by FMERPA it goes to HUD for approval then to the Department of the Army for ultimate disposal. There is a possibility that an extension will be requested for submittal of final plan beyond the December 8th, 2007 deadline.

We began to review PBC’s. The PBC from ARC was temporarily removed. We are not sure whether it should be considered a homeless assistance NOI or a PBC NOI. Need clarification.

The PBC received from the Veterans Affair Advisory Committee cannot be accepted as an NOI or PBC as it does not meet the criteria nor does it ask for any property conveyance. It does look for services to be provided which could be housed in a building that could be involved in other NOIs. The committee will keep this request in
mind when making decisions regarding other NOIs. We appreciate the submission from Lillian Burry’s committee and support the needs expressed in their submittal.

The next SSAC meeting is scheduled for August 21, 2007 at 3:00P.M. at the FMERPA offices.

The tour of requested facilities included in the NOI’s and PBC’s at Fort Monmouth will be August 14th, 2007 at 8:10A.M.

Tom Mahedy, member of the public, made an observation that he felt that the public was not encouraged to make comments at this advisory committee meeting. Rick Harrison explained that the advisory committee public meetings allow for public attendance and observation but did not carry an obligation or specific agenda item for public comments, as these are working meetings and no official business or action can be conducted. The once a month public meetings of FMERPA allow for public input. The SSAC does allow, and has engaged in open interactive discussion with members of the public in attendance and in fact has had them right at the table with the members however a distinction has to be made between committee members who are from the public and members of the public observing the meetings. While input is typically welcome, it is up to the chairs and members of the committee to decide how much public participation will be allowed at any meeting. Public input should not be allowed to interfere with the process and work being done.

The meeting concluded at 5:00P.M.

Respectfully submitted,
Rose Estephan
FORT MONMOUTH ECONOMIC REVITALIZATION AND PLANNING AUTHORITY (3)

SOCIAL SERVICES ADVISORY COMMITTEE (SSAC)

REPORT OF PUBLIC MEETING, AUGUST 21, 2007

The FMERPA Social Services Advisory Committee public meeting took place on August 21, 2007 at 11:00 p.m. at the FMERPA offices in Eatontown, N.J.

In attendance were: Committee Members: Laurie Cannon, Rose Estephan, Rick Harrison, and Lynn Miller. Public Members: Philip Welch, John Yaccker. Via Telephone: Todd Poole, Project Manager, FMERPA Consultant EDAW. Committee Members not in attendance: Joe Colfer, Ana Dowland, Russell Valenti.

The report will be presented as a report and not as minutes.

The list of members of the SSAC will be updated.

Rick Harrison gave an update on FMERPA’s request for an extension. The submittal was in a draft plan. It is being finalized. Hopefully we will have a new time line soon. As soon as this is done the Committee’s will be able to “kick into high gear”.

Right now in terms of the PBC’s and NOI’s the “What” is much more important than the “HOW” and “HOW MUCH”. It is not as important who will be getting the facilities available but meeting the needs that are present. If there are two PBC’s vying for a facility the federal sponsor will make the decision. NOI’s have importance also in the sense of magnitude, which requirements rise to the top, rank of importance. It must be based on need.

The “How” and “How much” needs to be worked with the planner. The need for example for a homeless plan, low income plan and land use plan.

EDAW will have a frame work on land use. They will take into account: the different types of uses, zoning for different needs; which of the NOI’s can be accommodated. The SSAC can recommend changes if they disagree. The SSAC should be the venue to bring together the collaborations after we see the plans.

The SSAC will not be able to review the NOI’s until the BRAC attorney reviews them. The PBC’s are being reviewed today. The PBC’s are definitive. The NOI’s are a needs and concepts.

There will be a length process involving the BRAC attorney, review of the plan, the providers (NOI’s) further input and information, and review of the FMERPA and staff.
Lynn asked about possibly ranking the NOI's on a form. It is important to consider need first. The final evaluation on the NOI submitter organizations' capability to fulfill the requirements associated with the conveyance will be done by FMERPA Staff and attorneys with the final selections approved by the FMERPA Board.

We can go out with new RFP to fulfill need.

Todd said the many different issues would be taken into account in terms of an affordable housing plan: median housing prices as opposed to affordability of income which would not be much more then $55-60K. The need to accommodate young families, teachers, etc is crucial. Attention must be paid to job trends and other work force housing and schools.

The tour of Fort Monmouth of the SSAC took place on August 14th, 2007.

The review of the PBC's was started.

The next meeting of the SSAC will be on September 18, 2007. The location will be the new offices at 212 Corbett Way, Eatontown.
FORT MONMOUTH ECONOMIC REVITALIZATION AND PLANNING AUTHORITY

SOCIAL SERVICES ADVISORY COMMITTEE (SSAC)

REPORT ON PUBLIC MEETING, SEPTEMBER 18, 2007

The FMERPA Social Services Advisory Committee (SSAC) public meeting took place on September 18, 2007 at 1:00 p.m. at the new FMERPA offices at 2-12 Corbit Way, Eatontown, N.J.

In attendance were Committee Members: Laurie Cannon, Anna Dowland, Rose Estephan, Rick Harrison, Lynn Miller. Public in attendance: Diane Canterbury, Tom Mahedy, Philip Welch. Committee Members not in attendance: Joe Colfer, Russell Valenti.

An update will be done on members of the committee.

The meeting commenced with a discussion about the NOI summaries that were emailed to the members of the committee. A follow up email will be sent to assure everyone received them.

Rick Harrison: Update on process

NOIs were sent out to SSAC members after receiving approval from the BRAC attorney. Summaries of the NOIs without provider information were disseminated.

At the next scheduled FMERPA public meeting on September 19, 2007 the formal request for an extension of time for submittal of the Plan will be done. The committee chairs were recently told that EDAW consultant team will not participate in the Advisory Committee meetings on a regular basis unless there are significant milestones or deliverables to discuss. As milestones are reached the consultants will re-engage with the committees. It was also suggested that the Advisory committees do not need to maintain an aggressive meeting schedule as they have had until the pending deliverables from the consultant team become available for consideration. In the case of the SSAC, a lot of work categorizing the NOIs and match them with the needs and priorities identified in the Monmouth County Consolidated Plan, can be done with no further input from the consultant team so an aggressive schedule still may be appropriate.

Rick thanked Diane for assisting with the NOI summaries.

Rick will be contacting the submitters to allow them to invite us in to see the type of service they provide. It will perhaps give us a better understanding of how the type of service works. All the submitters will all be given the opportunity to participate in this invitation.
The SSAC began to categorize the Homeless Assistance NOIs. They were categorized as to:
Population / Subpopulation
Type of Housing
Number of Persons / Units
Existing Service or Expansion
Need / Priority (Part of Monmouth County Consolidated Plan)
Land / Building

The NOIs were coded. We were able to begin categorizing A – J. K – M will be categorized and the others reviewed at our next meeting.

Several clarifications of information will be reviewed and further information gotten from submitters. Global check will be done on whether the population they propose to serve is within the Monmouth County region and part of the Monmouth County Consolidated Plan and Continuum of Care.

Tom asked if the submitters could be involved and be present to answer questions. The answer is the SSAC meetings are open to everyone. Many of the submitters have been present at our meetings. The public is always given the opportunity to make comments and suggestions. WE will check with our BRAC attorney concerning sending out a letter to the providers reminding them of the upcoming public meetings. The information on meetings is published in the papers and is always on our website.

The next meeting of the SSAC will be on October 2, 2007 at 3:00 p.m. at the FMERPA offices.
FORT MONMOUTH ECONOMIC REVITALIZATION AND PLANNING AUTHORITY

SOCIAL SERVICES ADVISORY COMMITTEE (SSAC)

REPORT ON PUBLIC MEETING, October 2, 2007

The FMERPA Social Services Advisory Committee (SSAC) public meeting took place on October 2, 2007 at 1:00 p.m. at the new FERMPA offices at 2-12 Corbett Way, Eatontown, N.J.

In attendance were Committee Members: Rose Estephan, Rick Harrison, Lynn Miller.

1. Open/Welcome/Introductions – Rose Estephan – Rose welcomed everyone and acknowledged the public in attendance and told them that their input is welcome as well and that there would be an opportunity to comment and provide input at the end of the meeting.

2. Review of Evaluation Process and Meeting Process – Rick Harrison – Rick recognized some of the NOI submitters in attendance and told them that they are certainly welcome to attend and participate, however they should not feel obligated as attendance is not required and will not affect the evaluation of their NOIs. He further discussed the evaluation process to-date and what it would be going forward, emphasizing that the Advisory Committee would only see the generic NOI summaries and would only evaluate the concepts put forth in the NOIs or the what is being proposed. Rick discussed how the evaluation process would be accomplished and that the capabilities and financial wherewithal of the submitting organizations would not be addressed in the advisory committee but rather be done by FMERPA Staff and the BRAC Attorney. Rick stated that any questions needing clarification on NOIs would be addressed to the individual submitters and that it is not necessary to attend these meeting to answer questions, especially if they want to remain anonymous to the public.

Public Input: Tom Mahedy questioned whether a letter had gone out to NOI submitters inviting them to the meeting. Rick Harrison and Rose indicated that it had not and that anyone wanting to be on the meeting notification email list could ask to be on it and receive email notification. Rick stated that the advisory committee would be sending out the information populated in the advisory committee NOI review chart to each NOI submitter for confirmation. Tom also questioned why EDAW was not attending these meetings. Tom also questioned the shut-off of gas to the Pine Brook Housing and reiterated that this housing should be reused but it would deteriorate with no heat in the buildings. Phil Welch asked whether the final evaluation criteria would be made public: Frank
Cosentino and Rick Harrison stated that it would not. Frank and Rick referenced a document, “Utilizing the Base Closure Community Redevelopment and Homeless Assistance Act” and website which would provide guidance as to what would be evaluated and how to best prepare for a successful NOI. The website is: www.nlchp.org the National Law Center on Homelessness & Poverty. Rick also indicated that it is very likely that as part of the final evaluation process, an application would be sent out asking for much more detail and information on the criteria.

3. Review of Prior Meeting Notes – Rose Estephan – Tom Mahedy noted that the request to notify NOI submitters individually of the Advisory Committees scheduled meetings was not reflected in the meeting report.

4. Review of Staff Meeting With Monmouth County Homeless Agencies and Staff – Rick Harrison – Rick and Rose reported on their participation in a County Staff meeting with all organizations and people involved in homeless assistance. They reported on the information discussed relative to the real needs and priorities in the county which the committee would consider in their evaluation on the NOIs. He reported that they got to see a lot of back-up and source information supporting the public numbers and that much of what they saw could not be made public.

Public Input: There were questions regarding the use of the County Consolidated Plan which was explained in detail by Lynn Miller. Tom Mahedy again questioned the county about the numbers being reported to HUD and again Lynn Miller and Virginia Edwards responded, "that the numbers provided to HUD are an accurate reflection of the Continuum of Care study."

5. Continue Review of remaining 5 Homeless Assistance NOIs – Rick and Diane Canterbury reported on the answers to the questions and action items from the NOI review at the previous meeting indicating that all were resolved. The committee then finished the categorization of the remaining 5 NOIs (chart attached). It was agreed not to distribute copies of the charts to members of the public as it is a work in progress and that public release might cause confusion whereby people could draw the wrong conclusions.

6. Discuss pending SSAC Homeless Provider Visits and Schedule – Rick Harrison – Rick reported on the responses to his letter regarding visits to NOI submitter locations. He indicated that he had heard from seven providers and that he was trying to schedule at least three visits for October 25. He will work with the committee to firm up a schedule.

7. Schedule Next Meeting – The next meeting was tentatively scheduled for 3 PM on October 30.

Public Input: Tom Mahedy suggested that the meetings should be held in the evening for the convenience of his own schedule and the members of the public. Rose indicated that the meeting would be scheduled at the convenient time for the committee members and that she would canvass the members as to their preference.
8. Public Comment — Tom Mahedy again raised the issue of not distributing the working chart to the public and commented that this committee was difficult to deal with and not public friendly and that the public should stay for the next committee meeting of the Commercial Industry Advisory committee to see how nice the business people are treated.

9. Adjourn — The meeting was adjourned at approximately 2:45.
FORT MONMOUTH ECONOMIC REVITALIZATION PLANNING AUTHORITY

SOCIAL SERVICES ADVISORY COMMITTEE (SSAC)

REPORT ON PUBLIC MEETING, October 30, 2007

The FMERPA Social Services Advisory Committee (SSAC) public meeting took place on October 30, 2007 at 3:00 p.m. at the FMERPA office located at 2-12 Corbett Way, Eatontown, N.J.

In attendance were Committee Members: Rose Estephan, Rick Harrison, Lynn Miller, and Ana Dowland. FMERPA Staff Member: Diane Canterbury. Public in attendance: Tom Mahedy, Philip Welch, John Yacecker, and Scott Snyder. Committee Members not in attendance: Joe Colfer, Laurie Cannon, and Russell Valenti.

1. Open/Welcome/Introductions - Rose Estephan - Rose welcomed everyone and acknowledged the public in attendance and told them that their input is welcome, although the intent of the committee was to adhere to the agenda in order to accomplish the efforts of the committee.

2. Review of Evaluation Process and Meeting Process - Rick Harrison - Rick provided a synopsis of the evaluation process explaining the BRAC law, HUD’s role. Rick also indicated that the FMERPA Staff and the BRAC Attorney will be evaluating the capabilities and financial data provided by the NOI Submitters. He informed the attendees that detailed direction and requirements for the next phase of the evaluation will be provided to the NOI Submitters.

Public Input: Tom Mahedy questioned the criteria for the evaluation being done. Rick Harrison and Rose indicated that each submitter is aware of the criteria and have been contacted directly should there have been a need for clarification.

3. Review of Prior Meeting Notes - Rose Estephan - Rose provided attendees with a copy of the report and asked for input. Scott Snyder indicated that he was not listed as an attendee. The error was noted.

4. Review of NOI Submitter correspondence re: categorization - Diane Canterbury - Diane questioned the committee Chair if it was appropriate to provide all attendees with categorization findings. The response from the Chair was to confirm with the BRAC attorney first. Should they approve; the categorization table would be provided to all attendees. Diane proceeded to provide a synopsis of the responses received from the 17Oct07 letter to NOI Submitters. The 17Oct07 letter requested confirmation of the categorized data of each submitter’s NOI. There were eight out of fourteen responses received. Any modifications were boldly highlighted and provided to the Advisory Committee members. Diane will be contacting the non-respondent NOI Submitters directly to obtain their input being that a non response does not indicate concurrence.

Public Input: Tom Mahedy stated that he would like to have a copy of the categorized table. Rose informed him that he and others can have upon attorney approval. Scott Snyder indicated that he did not need to have the categorized table to move forward with the agenda.
5. Match County Consolidated Plan needs and priorities to NOI Submitters - All. This agenda item was tabled for the next scheduled meeting of this Advisory Committee. The charts for the data that would have been used as a guide were not readily available, it was also suggested that the Monmouth County subject matter expert be present for this discussion. This subject matter expert would add value by providing expertise, guidance, and answering questions the committee may have. The original intent for this agenda item was to use the Monmouth Consolidated Plan as a guide (Rick stated that he will post a link to the document on the FMERPA web page). An open discussion took place where it was apparent that additional expertise was required. Discussion of filling gaps vs. adding to the population also took place.

6. Discuss SSAC Homeless Provider Visits - Rose Estephan, Ana Dowland. Rose discussed the visits to Homes for All and The Center explaining the importance of the visits. She indicated that she was impressed with the facilities and asked all visitors to share their input. Ana Dowland was equally impressed with the facilities and noted how their service was well managed. Diane Canterbury shared that she too was impressed and that the two facilities could not be compared based on the services provided were for different sub-populations. The Homes for All looked and felt like any community that one would ride through. It was not apparent that it was affordable housing. The Center in Asbury Park was well managed, served a great purpose, security was tight and overall a facility worth its purpose. Rick Harrison pointed out that he shared the comments previously expressed but pointed out that there was no Homeless component to the Homes For All facility but there were 40 units designated as Section 8. He also noted that the Center accepts clients from both Ocean and Monmouth Counties; however, the majority comes from Monmouth County.

7. Discuss pending SSAC Homeless Provider Visits and Schedule - Committee Members Ana Dowling, Lynn Miller, Rick Harrison and FMERPA Staff Member Diane Canterbury were scheduled to visit Family Promise (previously known as Interfaith Hospitality Network of Monmouth County) and HABCore, Incorporated on 31Oct07. Discussion of those visits will take place at the next scheduled Advisory Committee meeting. Rose Estephan indicated that she could not attend the visits on 31Oct07 although, requested that, upon availability of FMERPA staff (Rick and/or Diane) she would like to visit those organizations. Rick replied that he will set it up and that a FMERPA staff member will join her on those visits. Rick is still firming up dates for visits to Easter Seals, Vetgroup, Affordable Housing Alliance, and Ocean Inc.: based on schedules he is tentatively working towards 07 & 11 Dec07 for those visits.

8. Schedule Next Meeting - The next meeting is scheduled for 11Dec07 at 3:00 p.m. at the FMERPA office located in Eatontown, NJ. This is due to the Thanksgiving holiday and site visits that committee members are attending.

Public Input: Tom Mahedy had the following comments (may not be in order presented): 1) suggested that the committee be more prepared for the meetings; that there was too much shuffling of paper and copies being made during the meeting, 2) not all members of the committee were in attendance; this was an ongoing situation where the commitments of un-attending members were questionable, 3) The gas at Howard Commons were turned off and he wasn’t sure if FMERPA was looking into. Phil Welch suggested that Tom bring this to the attention of Mayor Tarantola, being that he was fully aware of all the details leading to the action.
Rose stated that this issue was brought up numerous times before, including at the monthly Board meetings and that it was a closed matter, 4) questioned how PBCs could be rejected without explanations. Rick responded by, once again, giving the description of the process of approval/rejection in accordance with BRAC law. This includes the fact that the various Advisory Committees will evaluate all of the PBC NOIs and provide recommendations to the master planner for input to the plan. Once included in the plan, PBC NOIs candidates would be recommended to the FMBRPA Board for their approval. The final approval resides with the Federal Sponsors who would pursue the PBC with the Department of Defense for conveyance. 5) the point in time numbers for counting homeless are inaccurate, HUD makes it difficult for the county to provide accurate count, and that the day (winter) is not a time to do such a count. Lynn Miller responded that his statements were false and they have over seventy-five people going out to do an accurate site count for the point in time survey who cover as many places and people that they know of and are made aware of. In addition data is gathered from the homeless management information system and from all agencies having homeless persons in emergency assistance placement on that day. Staff and volunteers from the non-profit agencies do an exceptional job in gathering data for the point in time survey. The date for the survey is determined on a nationwide basis by USHUD. The tabulation of data is done by USHUD. The county is proactive in this matter and stated that HUD mandates this survey be done bi-yearly; the county has chosen in the past to do the survey yearly. Rose indicated that she takes offense in him making these statements time and time again without knowing all the facts. Tom stated it was from past experience within Monmouth County.
The FMERPA Social Services Advisory Committee (SSAC) public meeting took place on December 11, 2007 at 3:00 p.m. at the FMERPA office located at 2-12 Corbett Way, Eatontown, N.J.

In attendance were Committee Members: Rose Estephan, Laurie Cannon, Rick Harrison, Lynn Miller, and Ana Dowland; Monmouth County Community Development Representative: Virginia Edwards; FMERPA Staff Member: Diane Canterbury. Public in attendance: Tom Mahedy, Philip Welch, John Yaecker, Tara Maffei, Jason Konek, Rev. Mamchak, and Scott Snyder. Committee Members not in attendance: Joe Colfer and Russell Valenti.

1. Open/Welcome/Introductions - Rose Estephan - Rose welcomed everyone and acknowledged the public in attendance. Rose informed all that the agenda was provided to attendees that were in a package that included the 300ct07 meeting notes, and the categorization of the NOI submitters as discussed in previously held meetings. Rose Estephan stated that these were now being provided based on BRAC counsel confirming that this was permissible and that Virginia Edwards provided copies of Exhibit 1 to the Monmouth County 2007 Continuum of Care (CoC) that she will be addressing.

2. Review of Prior Meeting Notes: All attendees reviewed. Any modifications were provided and will be updated appropriately on the FMERPA website.

3. Discuss SSAC Homeless Provider Visits: Members of the Social Services Advisory Committee and FMERPA staff gave a synopsis of the visits to Family Promises and HabCore on 31OCT07 (another visit with SSAC members and FMERPA staff is scheduled for 18Jan08 to those sites for those that could not attend the initial visit), O.C.E.A.N. Inc on 07DEC07, and 180 Turning Lives Around on 11DEC07.

5. Pending visits to NOI submitters include Easter Seals, Vetgroup, and Affordable Housing Alliances. These are the remaining sites that will be visited based on response via 17Sep007 correspondence to NOI submitters. The SSAC and FMERPA staff is looking at the following dates for those visits: 20Jan08, 24Jan08 & 25Jan08. These dates are subject to change based on schedule coordination.

6. County Consolidated Plan needs and gaps: Lynn Miller provided a statement that detailed the purpose and the numbers of Exhibit 1 of the CoC that Virginia Edwards went over in detail. Rick Harrison provided the FMERPA purpose of this data and the requirement that is located in the HUD Guide for Base Reuse. Rick Harrison provided the web site for that guide which is www.nj.gov/reuse/hpsinfo/pdf/guide.pdf.

Public Input:
Tom Mahedy addressed that once again he would like to inform all that a point in time count in the winter differs from that done in the summer, that this subcommittee should address the NOI’s that have expressed
interest in the Pinebrook area and that stakeholders should be looking into the funds that were in association with Pinebrook. Scott Snyder questioned the actual units and was informed that that information will be current in the Jan08 Consolidated Annual Report. Scott also voiced that FMERPA would then be looking at multiple documents (point-in-time, CoC, etc) to get the full spectrum view of the data associated with all the numbers. Rick Harrison replied that when numbers are updated and data is modified that FMERPA will receive and include/take in account the updated information. Scott Snyder also suggested that the evaluation should be looking at data that will provide predictive modeling to 5+ years and out for future planning purposes.

8. Schedule Next Meeting – The next meeting is scheduled for 05FEB07 at 3:00 p.m. at the FMERPA office located in Eatontown, NJ.

Public Input: Tom Mahedy provided a handout in reference to affordable housing from a website that is called justiceforneworleans.org.
FORT MONMOUTH ECONOMIC REVITALIZATION AND PLANNING AUTHORITY

SOCIAL SERVICES ADVISORY COMMITTEE (SSAC)

MINUTES ON PUBLIC MEETING, February 05, 2008

The FMERPA Social Services Advisory Committee (SSAC) public meeting took place on February 05, 2008 at 3:00 p.m. at the FMERPA offices located at 2-12 Corbett Way, Eatontown, N.J.

In attendance were Committee Members: Rose Estephan, Rick Harrison, Lynn Miller, and Ana Dowland; FMERPA Staff Member: Diane Canterbury. Public in attendance: Tom Mahedy, Philip Welch, and James Barbo (NJ Dept of Corrections).

1. Open/Welcome/Introductions - Rose Estephan - Rose welcomed everyone and acknowledged the public in attendance.
2. Review of Prior Meeting Notes: All attendees reviewed. Any modifications were provided and will be updated appropriately on the FMERPA website. Public Comments: a. Tom Mahedy expressed that he would have liked to have seen his statement referencing the Pinebrook housing in the 11Dec07 meeting report. Tom Mahedy expressed that the Pinebrook housing could be looked at as part of the NOI submissions. Rose Estephan responded that this issue had been addressed previously and that the buildings do not meet state requirements. Also, that NOI submitters that may have addressed those buildings in their NOIs understand the NOI process where they could be provided with a solution other than Pinebrook. This determination for NOI submitters will occur during final evaluation, BRAC Special Counsel Review, and overall approval of a finalized Plan by the FMERPA Board. Tom Mahedy respectfully disagreed with the rationale provided. b. Tom Mahedy also commented on the undercount for Homeless Veterans and expressed that he also wanted that included in the minutes and that both he and Scott Snyder (via Senator Pallone’s office) commented on it. Diane Canterbury responded that she believes that Tom did comment on the alleged undercount of Homeless Veterans, although she believed that Scott commented with a question such as: Is there a venue that can confirm the undercount? Tom Mahedy agreed.
3. Discuss SSAC Homeless Provider Visits: Members of the Social Services Advisory Committee and FMERPA staff gave a synopsis of the site visits of 15Jan08 (Easter Seals), 22Jan08 (AHA), 25Jan08 (Vetgroup), 28Jan08 (Family Promise). Rose Estephan stated that SSAC members have visited all nine of the NOI Submitters that responded to the FMERPA letter dated 17Sep07. The sites that were visited were Family Promises, Vetgroup, HabCore, Affordable Housing Alliance, Center of Asbury Park, 180 Turning Lives Around, O.C.E.A.N. Inc, Easter Seals and Homes for All. Rose Estephan included another submitter (County of Monmouth) where SSAC members visited on a separate tour pre 17Sep07. 4. Discuss SSAC pending revisits to Homeless Providers: Members of the Committee are planning to revisit HabCore and 180 Turning Lives around. Dates are pending scheduling. Public Comments: Tom Mahedy questioned the fairness of the evaluation process being that there were
four NOI submitters that did not have a site visit. Rose Estephan stated that all Submitters did not respond to the 17SEP07 letter and FMRPDA staff had reached out to all to insure that all submitters received the letter. The NOI submitters that did not respond must have a reason why they did not respond. Diane Canterbury responded that the site visits do not have an impact on the evaluation of the NOI’s. The site visits provided members with a better understanding of homeless populations. Tom Mahedy understood but, still believed that the remaining four submitters should get a chance to have a site visit from SSAC members. Lynn Miller suggested that Tom Mahedy contact them to see if they would like to receive a site visit. Tom Mahedy agreed.

Diane Canterbury stated to Tom Mahedy that he is doing this on his own and that it is appreciated and that the site visits are for SSAC members only. Diane Canterbury also stated should Tom receive a positive response for the site visits to provide the NOI submitter with Diane Canterbury’s contact information. Rose Estephan stated that this needs to be accomplished within the next two weeks based on timeline.

Diane Canterbury informed Tom that she did not want to give out telephone numbers although, should he have problems with contacting the four NOI submitters she would do her best to assist. 07FEB08 NOTE: FMRPDA received voicemail from Tom Mahedy stating that he could not find the addresses of the remaining four submitters and called for assistance. Diane Canterbury spoke with Rose Estephan and the decision was to have Diane Canterbury reach out one more time to those submitters.

Diane Canterbury called all four submitters: she spoke with two of the submitters where the points of contacts were not available and would return her call and she left voice mails with the other two.

6. Point in Time Survey Discussion w/ Public Comments: Rose Estephan shared her experiences with the Advisory Committee on volunteering for the Point in Time survey. She explained that she went through a training process for interviewing attendees and listed the items and services that were made available. Lynn Miller thanked Rose Estephan for her efforts. Lynn Miller explained that there are three methods used for the point in time survey which are: actual site locations (Red Bank, Asbury Park, Long Branch, and Freehold Borough) that had a facility for walk-ins, a dispatch team that physically visited Muster Zones/Known areas of the homeless, as well as, agencies that are noticed to record numbers of homeless. Lynn Miller stated that she visited all site locations where approximately 800+ walked in (there seemed to be a surge at all locations between the hours of 8:00-9:00 a.m. and 11:00 a.m. - 12:30 p.m.), that a team of 10-12 clerical staffers had 24 hours to input data obtained; that report should be available sometime in mid March 2008 from the Corporation of Supportive Housing who forwards the data to HUD. Lynn Miller said that there were approximately 100+ people working on the project; half were county employees and the other half were volunteer professionals. Rose Estephan informed the committee that some of those that walked in were illegal immigrants and that she had to explain that the information they were providing would not get them in trouble, some were fearful of receiving flu shots but were able to receive should they chose to do so, and that some were seasonal workers and could not afford to pay rent until March and their landlords worked with them on this. Diane Canterbury questioned if that made them homeless - the response from all attendees was no. Phil Welch also stated that some immigrants are living in homes with a lot of people because they cannot afford rent. This is also a case for homelessness. Rose Estephan and Diane Canterbury shared that if a home is being occupied by the owner and/or
family members, overcrowding in a house is not illegal. Phil Welch stated that St. Anthony’s assists immigrants. Tom Mahedy queried the questions on the applications and if 20 people in a house was considered homeless. Lynn Miller responded that data is gathered through county efforts but not interpreted. Lynn Miller stated that the Lunch Break in Red Bank may not be used in next year’s survey because it is not preferable to postpone their daily lunch service. This is pending, although other locations are being looked at and she asked if anyone had suggestions to please provide to her. A discussion took place for the 2009 survey and its expansion. Expansion will take place if there are more volunteer professionals that sign up and available county employees to be at each site.

7. Where are We / Path Forward: Rose Estephan gave a synopsis of where the SSAC is in data gathering and the steps that will be taken for evaluation, although this will be discussed at the next SSAC meeting. Public Input: Phil Welch stated that the Monmouth Advocacy Team will be meeting on 21Feb08 to discuss similar issues and those members of the team will be in attendance to share data discussed. Diane Canterbury responded that the data could be used as a resource for data going into the path forward. Phil Welch wanted to insure that this was agreeable; Rose Estephan responded favorably.

8. Schedule Next Meeting - The next meeting is scheduled for 11Mar07 at 3:00 p.m. at the FNERPA offices located in Eatontown, NJ.
FORT MONMOUTH ECONOMIC REVITALIZATION AND PLANNING AUTHORITY

SOCIAL SERVICES ADVISORY COMMITTEE (SSAC)

MINUTES ON PUBLIC MEETING, March 11, 2008

The FMERPA Social Services Advisory Committee (SSAC) public meeting took place on March 11, 2008 at 3:00 p.m. at the FMERPA office located at 2-12 Corbett Way, Eatontown, N.J.

In attendance were Committee Members: Rose Estephan, Rick Harrison, Lynn Miller, Laurie Cannon and Ana Dowland; FMERPA Staff Member: Diane Canterbury. Public in attendance: Tom Mahedy, Philip Welch, James Barbo (NJ Dept of Corrections), John Yaecker, Jason Shules, Rev. Sue Mamchak, Carolyn Eyerman (Love Inc), and Steve Heisman.

1. Open/Welcome/Introductions - Rose Estephan - Rose welcomed everyone and acknowledged the public in attendance.
2. Review of Prior Meeting Notes: All attendees reviewed; no modifications were provided. Public Comments: Tom Mahedy stated that the FMERPA website link for the 19Mar08 Public Meeting was not working last night. Response from Rick Harrison was that it was working for others as far as he knew but, would look into.
3. Where Are We Now?: Discussion took place where Rose gave a synopsis of what has been accomplished to date. This included site visits to Homeless NOI submitters. Members of the Social Services Advisory Committee and FMERPA staff gave a synopsis of lessons learned from the site visits. Lynn Miller stated that the visits were worthwhile and that the sites were taken by surprise by the FMERPA visits. This was due to that normally site visits are done usually by the submitter vs. the grantor. Ana Dowland agreed with Lynn. Rick Harrison stated that the visits opened up conversation and details that one could not obtain by reading paper. He provided examples of this with visits conducted at Family Promise, VetGroup of Ocean County, and 180 Turning Lives Around. Diane Canterbury stated that the visits provided the fact that many of the sites share services between/amongst themselves. She, also, would like to ensure that the definition of homeless is addressed with the public to minimize the stereotype stigma.
4. Discuss SSAC Path Forward: Members of the Committee were provided a package that contained a spreadsheet of previous discussions on NOI Submissions with supporting data via the current MCCP, the 2006 and 2007 Point in time surveys, and a Draft Homeless NOI Criteria check list. Discussion took part as it pertained to receiving input on the NOI spreadsheet whereas the attendees/members believed that going over the data would not be useful. Instead Rose and Diane requested input from the attendees (public members/SSAC members) that would provide their input for moving forward.
5. Where are we / Path Forward: Discussion from Rose and Diane took place to inform the SSAC and public members of the timeline that we are working against and that having input from the SSAC to move forward to the next phase of evaluation is where we need to go. Lynn Miller, Phil
Welch, and Rev Mamchak discussed the creation of a survey that will focus on types of housing (e.g. Permanent, Transitional, and Emergency). The data that is gathered will be input to the SSAC that will be received by Diane prior to the next SSAC meeting (01Apr08) and packaged/provided for discussion at that meeting. Rick Harrison provided all attendees with the flyer for the 19Mar08 Public Meeting that will be presenting the Preliminary Plan.

6. Other: Phil Welch introduced Carolyn Eyerman of Love Inc., who provided a synopsis of Love Inc. services and their clients. Prior to her departure Tom Mahedy wanted to let her know that government is there to support and provided aid to people. There is a need for more charity and justice by the government in providing aid to the people.

7. Schedule Next Meeting - The next meeting is scheduled for 01Apr08 at 3:00 p.m. at the FMERPA office located in Eatontown, NJ.
FORT MONMOUTH ECONOMIC REVITALIZATION AND PLANNING AUTHORITY

SOCIAL SERVICES ADVISORY COMMITTEE (SSAC)

MINUTES ON PUBLIC MEETING, April 01, 2008

The FMERPA Social Services Advisory Committee (SSAC) public meeting took place on April 01, 2008 at 3:00 p.m. at the FMERPA office located at 2-12 Corbett Way, Eatontown, N.J.

In attendance were Committee Members: Rose Estephan and Ana Dowland; FMERPA Staff Member: Diane Canterbury. Public in attendance: Tom Mahedy, Philip Welch, and Rev. Sue Mamchak.

1. Call to Order: Rose Estephan
2. Open/Welcome/Introductions - Rose Estephan - Rose welcomed everyone and acknowledged the public in attendance.
3. Review of Prior Meeting Notes: All attendees reviewed; no modifications were provided. Public Comments: Tom Mahedy stated that the previous minutes did not reflect his comment correctly on item #6. The sentence should be changed to read "... the government is supposed to be there to support and provide aid to people." Rose stated that it will be changed.
4. Open Discussion of 19Mar08 Preliminary Plan presentation: Discussion took place where Rose gave attendees the opportunity to provide input. Discussions included topics of Affordable Housing and a forum to be able to discuss in detail vs. at board meetings, Questions & Answers process, what is meant by age targeted, bike paths to get from dwelling unit to place of business vs. blue/green belt, substantiating numbers in slides w/ formulas, amount of open space vs. total acreage on Fort Monmouth parcel, identifying the land split (e.g. historically, open space, business), amount of space/land devoted to housing and its profit margin less affordable housing. The discussions were the first time that attendees were able to express their opinions/provide input. Many of the items discussed were provided to the askmerpa website where Phil Welch believes that the responses were stand-offish. He expected more details to the responses. Rev. Mamcheck believed that the powers at be are treating a working advisory committee lightly. Tom Mahedy brought up the fact that the timeline is short and that the environmental dumps, Hospital for Meridian and housing for grad students (P. Gaffney) were not addressed. He also stated that the time of the presentation could have been extended to include those details and that people will listen to the details if they are being respected. Tom read and provided a statement that he wanted to read at the 19MAR08 Preliminary Plan presentation. Tom also made a statement to take the boundaries off of Fort Monmouth; would also like to do the same for the world.
5. Input for recommendation discussion: Attendees were provided with a consolidated survey that came from homeless service providers. All attendees discussed the outcome of the survey and the importance of the data received. Also added two more items to question #3 (Aging out
youth & parolees) This information will be used as part of the recommendation as it pertains to "need".
6. Discuss Path Forward: Rose gave a quick synopsis of how to move forward with recommendation.
7. Schedule Next Meeting - The next meeting is scheduled for 15Apr08 at 3:00 p.m. at the FMERPA office located in Eatontown, NJ.
FORT MONMOUTH ECONOMIC REVITALIZATION AND PLANNING AUTHORITY

SOCIAL SERVICES ADVISORY COMMITTEE (SSAC)

MINUTES ON PUBLIC MEETING, April 15, 2008

The FMERPA Social Services Advisory Committee (SSAC) public meeting took place on April 01, 2008 at 3:00 p.m. at the FMERPA office located at 2-12 Corbett Way, Eatontown, NJ

In attendance were Committee Members: Rose Estephan, Laurie Gannon, Rick Harrison, and Ana Dowland; FMERPA Staff Member: Frank Cosentino, Diane Canterbury. Public in attendance: Tom Mahedy, Philip Welch, John Yaecker, Beverly Bova Scarano, Pastor Bill Beckelman, and EDAW sub-consultant Frank Banisch of Banisch Assoc. Inc.

1. Call to Order: Rose Estephan
2. Open/Welcome/Introductions - Rose Estephan - Rose welcomed everyone and acknowledged all in attendance.
3. Review of Prior Meeting Notes: All attendees reviewed; no modifications were provided. Public Comments: Tom Mahedy stated that the previous minutes did not reflect his frustration to the issues adequately.
4. Other: Prior to item # 4 of the SSAC Meeting Agenda; Rick Harrison gave a high level synopsis of the status of the overall planning efforts. There were a couple of new attendees; this assisted them and others in being current and up-to-date with the planning efforts and timeline(s).
5. Discussion with Frank Banisch (EDAW Sub-Consultant): Frank B. introduced himself and began with a high level overview of Affordable Housing and COAH requirements. There was a detailed dialogue between Frank B. and Phil W. in reference to the following:
   - the preliminary plans numbers for affordable housing
     a. the number of housing and applying that to the job type/wages of workers
     b. "Unique Housing Fit" under law
   - the round three (3) COAH requirements and previous municipality COAH obligations and how that gets incorporated into the final plan
   - the current ratio of affordable and fair market value homes (1:5 w/ bonus unit making it 1:6 for builders)

Phil W. also addressed other concerns such as: issues with not how many houses are owed (via COAH requirements) but, where they will be located, the balancing of open space and the housing balance as it pertains to land use (density), the questioning of “what is sustainability to the project?”, and identification of what the municipalities owe between the years 2000 & 2018. Concerns of the actual COAH requirement numbers were discussed in this detailed dialogue, as well as the efforts for meeting those numbers were discussed. Frank B. provided response to these valid concerns during the meeting and will be attending the next scheduled SSAC meeting to
address them further and to provide details of additional queries and concerns. Tom Mahedy was not happy with the meeting’s demeanor and referenced displeasure by referring to the McKinley Act, HUD back paddling, Pinebrook housing, and EMERPA leadership attendance at the SSAC meetings should be their priority.

6. **Discuss Path Forward:** Rose and Rick informed the attendees that a separate meeting will be scheduled to address the housing concerns. This will be a separate public meeting and all will be informed of the date, time, and location as it is arranged through the EMERPA standard process of announcing a public meeting.

7. **Schedule Next Meeting:** The next meeting is scheduled for 29Apr08 at 3:00 p.m. at the EMERPA office located in Satontown, NJ.
FORT MONMOUTH ECONOMIC REVITALIZATION AND PLANNING AUTHORITY

SOCIAL SERVICES ADVISORY COMMITTEE (SSAC)

MINUTES ON PUBLIC MEETING, April 29, 2008

The FMERPA Social Services Advisory Committee (SSAC) public meeting took place on April 29, 2008 at 3:00 p.m. at the FMERPA office located at 2-12 Corbett Way, Eatontown, N.J.

In attendance were Committee Members: Rose Estephan, Laurie Cannon, and Ana Dowland; FMERPA Staff Member: Diane Canterbury. Public in attendance: Kevin Logan (Asm. David Rible’s Office), Tom Mahedy, Philip Welch, Beverly Bova Scarano, Linda Zucaro, and EDAW sub-consultant Frank Banisch of Banisch Assoc. Inc..

1. Call to Order: Rose Estephan
2. Open/Welcome/Introductions - Rose Estephan - Rose welcomed everyone and acknowledged all in attendance.
3. Review of Prior Meeting Notes: All attendees reviewed; no modifications were provided. Public Comments: Tom Mahedy stated that the previous minutes again did not reflect his frustration to the issues adequately. It was explained to Tom Mahedy and the other attendees that the minutes are not verbatim but are a synopsis and outcome of discussion topics.
4. Discussions prior to item #4 of Agenda Discussion w/ Frank Banish): Linda Zucaro made statements in regards to having affordable housing discussions at the SSAC being that there was no other venue to do so. Rose responded w/ the purpose of the SSAC and informed the attendees that she wants to keep the homeless numbers separate from the affordable housing numbers. Tom Mahedy expressed that he was not happy with the fact that Monmouth County has not been represented at this meeting and the one before and that he was opposed to the undercounting of homeless persons in the county, that Frank Cosentino and Rick Harrison were not present again, and brought up the demolishing of the Pinebrook housing.
5. Discussion with Frank Banisch (EDAW Sub-Consultant): Frank Banisch provided the attendees with the COAH Summary of Municipal Affordable Housing Obligations for Eatontown, Oceanport and Tinton Falls according to COAH Round Three Rules (2004-2008). This started a lengthy conversation where Phil Welch also provided a spreadsheet that he compiled via information gathered by himself, members of the A-Team and Adam Gordan. This spreadsheet was titled, “Tinton Falls Estimated 3rd round Housing Obligations” dated 4/24/2008. Linda Zucaro was concerned over statements via the Tinton Falls Planning Board meeting (23April08) from the planning boards panel that made reference to tearing down buildings. Diane Canterbury responded that the issue was whether the Myer Center would be considered as an existing building or if the Myer Center would be considered as a new building with new jobs. This would be a factor in the towns’ COAH requirements. This and other issues are being addressed separately. Further discussion took place on balancing
as it relates to the overall plan and the traffic infrastructure/capacity. Linda Zucaro informed attendees of the Coastal Monmouth Public Plan that will be addressed at an upcoming meeting located at the Monmouth County Library (Eastern Branch) in Shrewsbury. She strongly suggested that a representative from FMERPA attend; also noting that in the past a representative attended but left early. Linda Zucaro wanted clarification on definitions of School Age Children and age targeted housing, noting that affordable housing should be for all family types.

6. Discuss SSAC Recommendation to FMERPA: Rose Estephan provided a brief synopsis of where the committee is in reference to NOI evaluations. She also discussed the actions that will follow the formal recommendation from the SSAC.

7. Discuss Path Forward: Rose informed the committee attendees that the path forward was being concentrated on the NOI evaluations and that there will be a separate meeting scheduled to address affordable housing.

8. Schedule Next Meeting: The next meeting is scheduled for 20May08 at 3:00 p.m. at the FMERPA office located in Eatontown, NJ.
The FMERPA Social Services Advisory Committee (SSAC) public meeting took place on May 20, 2008 at 3:00 p.m. at the FMERPA office located at 2-12 Corbett Way, Eatontown, N.J.

In attendance were Committee Members: Rose Estephan, Laurie Cannon, and FMERPA Staff Member: Diane Canterbury, Rick Harrison. Public in attendance: Tom Mahedy, Philip Welch, Beverly Bova Scarano, Steve Heisman, John Yaecker, Tara Maffei, Kathy Callan, 180 Turning Lives Around.

1. Call to Order: Rose Estephan
2. Open/Welcome/Introductions - Rose Estephan - Rose welcomed everyone and acknowledged all in attendance.
3. Review of Prior Meeting Notes: All attendees reviewed; no modifications were provided. Public Comments: Tom Mahedy stated that the previous minutes again did not reflect his frustration to the issues adequately. It was explained to Tom Mahedy and the other attendees that the minutes are not verbatim but, a synopsis and outcome of discussion topics.
4. Discuss SSAC Recommendation to FMERPA: Rose Estephan provided a brief synopsis of where the committee is in reference to NOI evaluations. She also discussed the actions that will follow the formal recommendation from the SSAC. Rick Harrison discussed the HUD application and next steps in that process. He explained the report he would be compiling to include all of the information and data obtained through the SSAC, the County Consolidated Plan, input from the public, site visits, and NOI submitters. He also explained that there would be a public hearing on the HUD application and that all public comments on the application and the plan would also be summarized and forwarded with the application.

Lynn Miller spoke about the draft-unofficial results of the last Point-in-time survey held in January. She reiterated that these results were only draft and not official and that the official results should be released in June. It would not be appropriate to document unofficial numbers in this document however, the take-aways from our discussion of the numbers indicated that 1. the number of homeless families went up about 40% and 2. total homeless persons went down. Subsequent discussion by providers indicated that they are seeing the increase in family homelessness and that they are also seeing more homeless large families.

Discussion topics then drifted in and out of affordable housing and homeless housing. There was discussion regarding the financial concerns of public officials related to both homeless and affordable housing. John Yaecker discussed a situation with Habitat for Humanity whereby a unit provided to a family at an affordable price but was carried on the tax roles as market priced and that the resulting property taxes were
at market rate. Steve Heisman related that his organization makes payments in lieu of taxes (PILOT) to help defer the expense caused by his properties. There was also discussion about the State Rental Assistance Program (SRAP) and the Residential Healthcare Facilities (RHCF). Steve promised to forward a link to a State Public Advocate paper on RHCFs. Lynn Miller also spoke about some figures from the United Way 211 project indicating that over 50% of the 73,000 calls to 211 were housing related.

5. **Discuss Path Forward**: Rose informed the committee attendees that the path forward was being concentrated on the NOI evaluations. She solicited comments and recommendations from all participants for input to the SSAC recommendations.

6. **Schedule Next Meeting**: The next meeting is scheduled for June 17, 2008, at 3:00 p.m. at the EMEPRA office located in Eatontown, NJ.
FORT MONMOUTH ECONOMIC REVITALIZATION AND PLANNING AUTHORITY

SOCIAL SERVICES ADVISORY COMMITTEE (SSAC)

MINUTES ON PUBLIC MEETING, June 17, 2008

The FMERPA Social Services Advisory Committee (SSAC) public meeting took place on June 17, 2008 at 3:00 p.m. at the FMERPA office located at 2-12 Corbett Way, Eatontown, N.J.

In attendance were Committee Members: Rose Estephan, Laurie Cannon, Lynn Miller and FMERPA Staff Member: Diane Canterbury, Rick Harrison. Public in attendance: Tom Mahedy, Philip Welch, Beverly Bova Scarano, Steve Heisman, John Yaeker, Linda Zucaro, & Bree Boulware.

1. Call to Order: Rose Estephan
2. Open/Welcome/Introductions - Rose Estephan - Rose welcomed everyone and acknowledged all in attendance.
3. Review of Prior Meeting Notes: All attendees reviewed; Lynn Miller stated that she was not listed as attending the 26May08 meeting where she was as the minutes verbiage reflected. Public Comments: Tom Mahedy stated that he would like to urge the Realtors to advocate more as it pertains to the Fort Monmouth region’s development.
4. Discussion of SSAC Final Recommendation: Rose Estephan provided a brief synopsis of where the committee is in reference to NOI evaluations and recommendations. Rose Estephan explained the types of data gathered and how it was obtained (e.g. recent/current Point in Time Survey’s, Monmouth County Consolidated Plan, homeless advocacy organizations & surveys, site visits, advisory committee attendees etc.). Rose explained that it has been a struggle based on the fact of when and where the data was obtained. The accuracy and effectiveness of the data came to be questioned but, Lynn Miller made it clear that not only one item (e.g. Point in time) is used to determine numbers of homelessness; the numbers come from multiple resources. Rose stated that any and all data will be used and requested that if there is additional data that is out there that attendees are aware of; to share and it will be considered. Rose also discussed the actions that will follow the formal recommendation from the SSAC. Rick Harrison discussed the HUD application and anticipated schedule, including a public hearing.
5. Discuss SSAC Path Forward: Rick stated that the process of evaluating/analyzing NOIs has not gone as quickly as we may have liked but, the main objective is to get it right. There will be a board meeting on 24Jun08 with a resolution to be voted on to begin the process for negotiating with the Homeless NOI submitters. Tom Mahedy queried if there will be a public draft before the meeting. Rick responds was that a public notice of the meeting will be provided as it is always. Tom M. stated that he was totally opposed to the process where it is keeping the numbers of homeless in Monmouth county down.
Rose E. provided a breakdown of the populations and potential numbers that the SSAC intends to recommend. They are: Emergency Shelter (to serve 20-30 persons), emergency services for homeless families (approx.
10), victims of domestic violence (approx. 60 persons), and permanent supportive housing for individual and/or families (approx 50-100 dwelling units). Rose will be providing a report to the board on 24Jun08. Rose also discussed her many conversations with John Yaecker for self-help housing. At this point, Linda Zucaro brought affordable housing to the table. She queried if those numbers provided are part of the 375 AH units currently slated for the Ft Monmouth region. Laurie Cannon responded with that we’re trying to increase the 375 dwelling unit number. Linda Z. stated that she was not too concerned about COAH but, more concerned with affordable homes for those who qualify. Rose explained that there are many factors that are being considered at this point including input from the host communities. Phil Welch queried transitional support housing being that Rose did not mention. Rose responded that the information presented and reviewed indicated the need for emergency and permanent supportive services. Lynn Miller explained that transitional funding is limited and that HUD is focusing on Housing first. John Yaecker thanked Rose for her time in learning about self-help housing. Rose in turn thanked all those in attendance for there on-going efforts and commitment. Tom Mahedy stated that he was not satisfied with the numbers being proposed, not having transitional housing accommodated, and that some service providers have more support than others. Rose responded stating that all NOI submitters knew the timeline. Phil W. thanked the committee and Rose for addressing housing that affordable and trying to increase the 375 number. John Yaecker provided more information on self-help housing (e.g. tax exemptions, occupants pay municipalities taxes per value of home etc...) and how many based on time that would be able to be accommodated via the Habitat for Humanity’s NOI.

The closing discussion was a presentation from Lynn Miller who provided actual numbers from the Application of Funding Scores for all NJ counties.

6. Schedule Next Meeting: The next meeting is scheduled for July 08, 2008, at 3:00 p.m. at the PMERFA office located in Eatontown, NJ.
FORT MONMOUTH ECONOMIC REVITALIZATION AND PLANNING AUTHORITY

SOCIAL SERVICES ADVISORY COMMITTEE (SSAC)

MINUTES ON PUBLIC MEETING, July 08, 2008

The FMERPA Social Services Advisory Committee (SSAC) public meeting took place on July 08, 2008 at 3:00 p.m. at the FMERPA office located at 2–12 Corbett Way, Eatontown, N.J.

In attendance were Committee Members: Rose Estephan, Lynn Miller and FMERPA Staff Member: Diane Canterbury, Rick Harrison. Public in attendance: Tom Mahedy, Philip Welch, Steve Heisman, John Yaecker, Guy Radice, and Ray Miller Jr.

1. Call to Order: Rose Estephan
2. Open/Welcome/Introductions - Rose Estephan - Rose welcomed everyone and acknowledged all in attendance.
3. Review of Prior Meeting Notes: All attendees reviewed; Lynn Miller stated that she was not listed as attending the 20May08 meeting where she was as the minutes verbiage reflected. Public Comments: Tom Mahedy stated that he would like to urge the Realtors to advocate more as it pertains to the Fort Monmouth region’s development.
4. Discussion of SSAC Report: Rose informed all that the SSAC report will be available after the Governor approves the minutes. The Homeless Assistance Submission public hearing was tentative for 18Aug08. The firm date is now 15Aug08.
5. Discuss SSAC Path Forward: Rick Harrison provided details that he was able to share and status of NOI submitters meetings. He also informed Ray Miller Jr. that the NOI’s he submitted were part of the PBC NOI phase that will be addressed in the near future. Rick also reminded Ray that Federal Sponsorship was required. Rick informed attendees that the concept for a supportive housing bank received positive responses based on the NOI submitters meetings. Phil Welch responded that the requirements for submission of NOI’s and any updates were better in writing which allows for the ability to read, digest and respond appropriately. Rick informed the attendees of the data and the support data that will be included in the HAS. Tom Mahedy believes that the drive-by tour of facilities at Ft. Monmouth and the NOI Submittal article was advertised using a very small article. Tom also stated that the time to submit NOIs was not sufficient in allowing additional service providers to respond to the request. Tom requested the names of the four NOI evaluators. Rick informed him that the numbers are used in place of names for protecting the individual evaluators and their evaluations; Lynn Miller stated that this was common practice for evaluating teams. Ray Miller queried about the USMAPS building, the gym and other facilities that his NOI(s) showed interest in. Rick informed him that PBC NOIs will be addressed in the near future. Ray Miller provided statements in reference to supporting Former Foster Kids, Grant and Aid’s programs; he also provided a Narcotics Anonymous brochure and a print out article via a web page for
the Association of Recovery Schools to Rose Estephan, Lynn Miller and the FMERPA staff

6. Schedule Next Meeting: The next meeting was scheduled for July 29, 2008, at 3:00 p.m. at the FMERPA office located in Eatontown, NJ. That meeting date has been cancelled and rescheduled to 05Aug08 at 3:00 p.m. at the FMERPA office located in Eatontown, NJ.
Exhibit b34

SSAC Homeless Provider Visits
SSAC Homeless Provider Visits

<table>
<thead>
<tr>
<th>Date</th>
<th>Organization</th>
</tr>
</thead>
<tbody>
<tr>
<td>15 January 2008</td>
<td>Easter Seals</td>
</tr>
<tr>
<td>22 January 2008</td>
<td>Affordable Housing Alliance</td>
</tr>
<tr>
<td>25 January 2008</td>
<td>Vet Group</td>
</tr>
<tr>
<td>28 January 2008</td>
<td>Family Promise</td>
</tr>
<tr>
<td></td>
<td>Hab Core</td>
</tr>
<tr>
<td>30 October 2007</td>
<td>Center of Asbury Park</td>
</tr>
<tr>
<td>7 December 2007</td>
<td>O.C.E.A.N. Inc.</td>
</tr>
<tr>
<td>30 October 2007</td>
<td>Homes for All</td>
</tr>
<tr>
<td>17 September 2007</td>
<td>County of Monmouth Human Services</td>
</tr>
<tr>
<td>11 December 2007</td>
<td>180, Turning Lives Around</td>
</tr>
<tr>
<td>15 February 2008</td>
<td>Vet Haven</td>
</tr>
<tr>
<td>19 February 2008</td>
<td>Calvary Chapel</td>
</tr>
<tr>
<td>26 February 2008</td>
<td>CPC</td>
</tr>
<tr>
<td>8 February 2008</td>
<td>O.C.E.A.N., Inc.</td>
</tr>
</tbody>
</table>
Exhibit b35

Homeless Related Meetings -
Frank C. Cosentino &
Rick Harrison
<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>January 23, 2007</td>
<td>Veterans' Groups tour of Fort Monmouth</td>
</tr>
<tr>
<td>January 26, 2007</td>
<td>DD Harrison &quot;A&quot; Team Meeting</td>
</tr>
<tr>
<td>February 13, 2007</td>
<td>DD Harrison Presentation to Monmouth County Human Services Advisory Board</td>
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<tr>
<td>February 23, 2007</td>
<td>Veterans Committee Meeting</td>
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<tr>
<td>April 14, 2007</td>
<td>Presentation and Q&amp;A session at Two Rivers Mayors Meeting</td>
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<tr>
<td>July 28, 2007</td>
<td>Association of Defense Communities Conference</td>
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<tr>
<td>July 31, 2007</td>
<td>Camillus House Miami, FL - Miami Dade County Homeless</td>
</tr>
<tr>
<td>December 31, 2007</td>
<td>State NOI Meeting</td>
</tr>
<tr>
<td>January 10, 2008</td>
<td>NOI Conference Call</td>
</tr>
<tr>
<td>January 23, 2008</td>
<td>Council on Affordable Housing (COAH) Conference Call</td>
</tr>
<tr>
<td>February 5, 2008</td>
<td>DD Harrison meeting with Web Trammell, Chair of the Monmouth County 10-Year Chronic Homelessness Planning Committee</td>
</tr>
<tr>
<td>February 11-13, 2008</td>
<td>Association of Defense Communities Conference</td>
</tr>
<tr>
<td>March 14, 2008</td>
<td>COAH Meeting, Cranford, NJ</td>
</tr>
<tr>
<td>March 18, 2008</td>
<td>COAH Meeting/Conference Call</td>
</tr>
<tr>
<td>March 27, 2008</td>
<td>Veterans Affairs/FMERPA Meeting</td>
</tr>
<tr>
<td>April 11, 2008</td>
<td>Affordable Housing Alliance Meeting</td>
</tr>
<tr>
<td>April 17, 2008</td>
<td>180, Turning Lives Around Meeting</td>
</tr>
<tr>
<td>April 18, 2008</td>
<td>County Review of NOI with Faith Hahn</td>
</tr>
<tr>
<td>May 6, 2008</td>
<td>NOI Evaluation Meeting</td>
</tr>
<tr>
<td>May 9, 2008</td>
<td>COAH Meeting</td>
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<tr>
<td>May 19, 2008</td>
<td>Special Public Meeting on Affordable Housing</td>
</tr>
<tr>
<td>May 27, 2008</td>
<td>Affordable Housing Alliance Meeting</td>
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<tr>
<td>July 15, 2008</td>
<td>Affordable Housing Alliance Meeting</td>
</tr>
</tbody>
</table>
Exhibit b36

The Transcript of the LRA Application Public Hearing,
August 15, 2008
STATE OF NEW JERSEY
FORT MONMOUTH ECONOMIC REVITALIZATION
PLANNING AUTHORITY

FORT MONMOUTH REUSE AND
REDEVELOPMENT PLAN AND
HOMELESS ASSISTANCE
SUBMISSION

COMPUTERIZED TRANSCRIPT of the stenographic
notes of the proceedings in the above entitled
matter as taken by DENISE L. SWEET, a Certified
Court Reporter, Registered Professional Reporter,
and Notary Public of the State of New Jersey, at the
TINTON FALLS MUNICIPAL BUILDING, 556 Tinton Avenue,
Tinton Falls, New Jersey on Friday, August 15, 2008,
at 10 o'clock in the forenoon.

TWIN COURT REPORTING
Court Reporting Services
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BY: FRANK C. COSENTINO, Executive Director
   RICK HARRISON, Deputy Director
   KATHRYN VERROCHI, Executive Assistant

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STATE OF NEW JERSEY
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MR. COSENTINO: Good morning. May I have everyone's attention? We'd like to start this morning as we always do. If you would please rise and join me in the salute to the flag.

(Flag salute.)

MR. COSENTINO: Good morning. My name is Frank Cosentino. I'm the executive director of the Fort Monmouth Economic Revitalization Planning Authority. First, let me thank you for your patience this morning. As Rick just noted to me, Murphy is alive and well right here in the room. So, technical problems, with the help of the folks at Tinton Falls, have now been resolved. So, thank you for your patience this morning.

I'd like now to call to order and open the LRA application public hearing on the Fort Monmouth Redevelopment Reuse Plan and Homeless Assistance Submission, which is being held pursuant to the Defense Base Closure Realignment Act of 1990, P.L. 101-510, as amended; Base Closure Community Development and Homeless Assistant Act of 1994 P.L. 103-421, as amended; 24 C.F.R. 586.20(c)(6) and 32 C.F.R. 176.20(6). Please let the record reflect that the public hearing began at 10:12 a.m.
Open Public Meetings Act Notice?

MS. VERROCHI: Adequate notice of today's public hearing of the Fort Monmouth Economic Revitalization Planning Authority has been provided in accordance with the Open Public Meetings Act. Notices were filed on July 15, 2008 with the Secretary of State. These notices were mailed to 18 newspapers and general distribution and three radio stations and mailed to each individual agency and organization that requested such notice.

MR. COSENTINO: Thank you, Kathryn. Truly, on behalf of the Authority, I want to welcome you and thank you not only for being here today, but for many, many of you for having traveled this road with us for the past 18 months or so that we've been actively involved. As I've said many, many times, and I say sincerely, your input is very important. We need that input. We've received it all along. It's been of value to us and it will continue to be a value to us as we go forward.

I would also like to express my appreciation to Mayor Maclearie and the governing body for the use of this facility this morning. This is the fourth of our four public hearings, which are mandated by the FMERPA Act to be held in each of the three host communities and the Base Closure Act.

The format for this morning's meeting will be as follows. I will give a brief
presentation on the reuse plan and there will then be a presentation on the Homeless Assistance Submission document by Rick Harrison. And then, of course, there will be, after that period, public questions and comments. For the purposes of this transcript and it is being completely recorded this morning, I would ask that everyone wishing to speak please identify themselves clearly, your town of residence and, if applicable, the organization you are representing. Please also spell your name, your last name for the transcript record so that we may get it correctly.

Rick?

MR. HARRISON: I would also like to extend my thanks and appreciation to our Social Services Advisory Committee, in particular Rose Estephan, the chair of that team, as well as the Monmouth County Advocacy Team, the A Team. A lot of the county staff, in particular, Lynn Miller, Ginny Edwards, Jeff Schwartz and all of the NOI submitters for their patience and cooperation throughout this entire process. So, with that, we'll get started.

briefly, the time line that we've been through, we opened up our NOI solicitation period on September 9, 2006. A BRAC workshop was held according to law on October 17, 2006, which was followed by a tour of Fort Monmouth on October 19. The NOI solicitation period ended on March 8, 2007. The Authority approved the resolution to start negotiations on legally binding agreements on June 24, 2008 and we released to our website, and in
various libraries, draft one of our Homeless Assistance Submission on July 15 and that was the same day we noticed this public hearing.

Subsequent drafts were posted to the website on July 28, August 5, August 13 and, actually, the latest was posted last night, draft number five. Going forward, we have the hearing here this morning, after which we will incorporate any changes resulting from this public hearing and we will include a transcript of this hearing in our LRA application as an exhibit. On August 27 we're hoping our Authority Board will approve this application. Subsequently, the Governor has an opportunity to approve the minutes of that meeting and we expect that prior to September 8 the minutes will be approved and will be clear to submit to both HUD and the Department of Defense on September 8.

NOW, HUD has 60 days to either approve the application or ask for an extension of time. I was told yesterday that Linda Chavest now in HUD currently has 45 of these sitting on her desk. So, I would imagine the more likely time for approval will be in the nine-month time range.

The application itself has two sections. Section A is our Reuse and Redevelopment Plan, which we've already had three hearings on as Frank had referenced. And Section B, first time it will be presented will be this morning, although it has been available in various drafts for the past 30 days. The Homeless Assistance Submission consists of information about the homeless of
Ira_hearing

Monmouth County, it contains the actual notices of
interest that we're moving forward with. It
includes legally binding agreements and a balance
statement and then the list of all of the outreach
that we've done since September 9 when we first
advertised the solicitation of NOIs.

As Frank had already mentioned,
what you're about to see has already been presented
in Tinton Falls, Oceanport and Eatontown and I'd
like to ask Frank now to go through the Reuse and
Redevelopment Plan and then I'll come back to you
with the Homeless Submission.

MR. COSENTINO: Thanks, Rick. Many
of you have seen this previously, so what I've tried
to do is shorten it up. Not to avoid any detail,
but certainly just to get to the meat of today's
hearing and that's the application. So, I will go
quickly through this. However, if any of you have
questions at the end, certainly, please keep it in
mind, I'll go back to any aspect of this
presentation that you would wish for me to address.

So, with that, let's go to the
schedule. Rick has already talked about the
schedule and I won't belabor that point, but,
obviously, August 27 is our hearing date with the
Board for a vote. Okay. The mission here is to
create a sustainable technology community that
promotes Governor Corzine's economic initiatives.
We've gone through a number of iterations on this
and we think we've created a framework model for the
redevelopment and reuse of Fort Monmouth, one that
promotes the technology corridor initiative, is consistent with state, county, and municipal planning policy, and we've really tried to focus on the municipal part of that as well. Focuses on job replacement and employee training. Very important. We have wonderful assets here at the Fort in terms of the human assets that we have and we're very much focused on that. It's founded in market and economic analysis. Addresses the homeless, COAH and work force housing needs. Balances fiscal impact associated with school age children generation, leverages the Fort assets which, again, I've mentioned and, equally important to us or certainly very important to us, is that it's a green community model moving forward. Green is not something fanciful. We believe green should be a standard of living in this country moving forward and we think we can be a model for this state in doing this.

The final draft plan, it includes an infrastructure update. We will continue to update that going past the submission and, environmental assessment, that will absolutely be ongoing in working with Department of Defense and New Jersey DEP. We followed all of our planning principles, which I'll touch on in a moment. We've certainly created a Fort Monmouth asset reuse strategy to attract new business and we have a 20-year plan overview with an associated supporting program. And, of course, the map of the 20 year and
it doesn't mean you have to wait 20 years for all of this to happen. God willing it will happen within that, certainly within that time frame.

Environmental, a major concern for all of us, of course. I can tell you this, from traveling around the country and talking with my colleagues in similar positions, Fort Monmouth is, has problems, but it is relatively pristine compared to some of the federal properties around the country. But, having said that, we're very aware of what these environmental issues are and we're working both with the DOD, or the Army locally and DEP, to ensure that we cover all of this.

So, environmental investigation and remediation is ongoing beyond the plan submittal date, beyond the plan submittal date. It will be ongoing. DOD is working with DEP on ultimate remediation requirements. DOD is responsible for clean up post-development start, if unknown issues arise. If we don't know about it now and we find out about it later, it's still their responsibility. None of the proposed land uses are constrained by environmental conditions as currently known. Simply put, we're not putting a building over a hot spot that's been scrubbed. It will be scrubbed again and continue to do so as we move forward into implementation.

DOD is responsible for clean up. We keep emphasizing that. They can do it vis-a-vis a contract, because the Department of Defense is not very good at cleaning up environmental issues, so
they have to, obviously, bring in people to do that.
The LRA, the Local Redevelopment Authority, that's us, can take oversight of that clean up, but not responsibility. Responsibility does not shift to us, to the community, to the county, et cetera. A developer could perform clean up and take responsibility, but that would be between the developer and the Department of Defense. We do not pass the cup on that. We look to Department of Defense, even in the context of that situation.
Okay. What you see before you is, basically, the principles that we used. We decreased the density. When I talk about density, I'm talking about the number of commercial and residential establishments and moving west to east we've come to a lower density application and that has maintained, that principle has been maintained all the way through. We also have created a blue green belt taking advantage of the streams and the wetlands areas to ensure that we ended up with something that would improve the circumstance around and within the Fort Monmouth property.
We have extended the compatible land uses. That means, where there are houses along Main Street in Oceanport, you're not going to shift then to some commercial building on the other side of the street. We would like, we'd like and we plan to have similar type of structures across the street in the new development. Similarly, here in Tinton Falls, along Tinton Avenue where there are single family homes across the street on the north side of
Tinton Avenue, we would have single family homes on the south side of Tinton Avenue.

The improving of traffic conditions, not that we have any problems with traffic in this area, but we recognize the implications here. We're working with DOT, the Turnpike Authority and will be working with the federal government as well in the context of transportation and traffic improvements. This level of development has to be supported by those types of actions. We think it's very important and there are models for this elsewhere in the state for a jitney link to run throughout the entirety of this property that would also be linked up to the Little Silver train station and, when it's in use, the train station down towards Monmouth Racetrack. So, we can implement this at a fairly early stage working with New Jersey Transit.

And then, of course, as we've said before, capitalized on the Fort assets, many of which, many of the buildings we will be reusing. We hope to reuse and attract businesses. Alternative and renewable energy. We have a geothermal, a system that's on this Fort that should be attractive to businesses as well as be, can be expanded. We're very, very much interested in bringing wind, solar, perhaps methane gas utilization for renewable energy uses and research and development in those areas. I mentioned earlier, we have the draft plan, the 20-year plan, which is right here for your viewing and questions.
Ira_hearing

Switching over to the development program, I won't bore you with all the numbers, but I will tell you this. Fort Monmouth currently has 5 million square feet of office and various facilities, housing, et cetera. This plan 20 years out envisions about 5,969,000 square feet. So, it envisions adding an additional million square feet. However, it increases the open space to a level of about 504 acres out of the 1,126. That may be a bit of an eye chart for you, but I can go back and cover any of these numbers which you would choose to ask about.

Eatontown, each of the, each of the areas of development we've tried to blow up here for your viewing and what you see here is the golf course and the Howard Commons Area. And the Howard Commons Area will be a housing development. The golf course is intended to be, to remain as a golf course and there's been a great deal of interest. I've received any number of calls of entities interested in buying this golf course and retaining it as a public golf course, which is what our plan would call for.

In the Route 35 in Eatontown, this is the main post area, we envision the land mass along Route 35 as being turned into a life-style center where people can go and gather with other people in restaurants and boutique type stores, not any, what's referred to as, category killers, such as Home Depot or anything large, any big box stores. This is a place where people would gather as,
literally, as a town center. And, of course, using town center as a segway in municipality’s, each of the municipality’s desire to create a town center for their community. And this plan accommodates each of those requirements or requests.

And then we also have, adjacent to that, an incubator program. Incubator is, literally, a small start up, a bunch of small start up companies we would invite and, hopefully, there would be some financial backing for them, either through venture capital or through federal funding and so forth where they can start up these companies and, hopefully, be in the area of renewable energy and the type of thing that we're seeking here.

So, I'd just like to move on, because I think the most important thing is that taking 1,126 acres, three communities, a county and a state and bringing all of these people together requires balance, as well as serving the needs of the communities, the people who live in this community, who live in this region, who live in this county. And I think the keyword here is balance. And so we hope and we believe that this plan creates a framework for a high technology development and it's consistent with, certainly is consistent with municipal and state planning, creates the potential for 5,400 or more jobs, to replace the on site 5,000 jobs that are being lost, enhances the mobility of everybody in this area.

We all, by the way, we all live in
this area. Every one of our board members and our staff all live in this immediate area. It proposes a new mixed use, entertainment and civic center for each of the communities and addresses the needs for the work force and affordable housing requirements. Establishes a framework for positive fiscal impact. Translation, no additional taxes. I won't say read my lips. I've watched that fail before. But, that concept here is to, is not to add to the burden of taxation, which is already pretty severe, as we all know. Leverages of the Fort assets, provides approximately 500 acres of open space. All of which adds to the value of this property and preserves the Sun Eagles Golf Course, which I mentioned, and also protects and enhances our ecological resources, which we think are considerable.

So, having said that, I'm pleased to turn it over to Rick and I look forward to that.

Rick?

MR. HARRISON: All right. The official reason that we're here is the McKinney Act, which requires federal agencies to identify and make available surplus federal property to assist homeless people. The key HUD requirements, according to the HUD guide, are to formally put together legally binding agreements with nonprofit service providers; consider the nature and size of the population of the homeless people in the vicinity, for the case of Fort Monmouth that's been designated by HUD as the Monmouth County Continuum of Care; consider existing services addressing the
tra_hearing

needs of the homeless; account for the suitability
of the building and the property for the needs of
the homeless people; account for the economic impact
of proposed homeless assistance while in communities
in the vicinity of the installation; and to reach an
appropriate balance between the need for economic
and other development and the needs for the homeless
people from the surrounding communities. And I
think that we've done a pretty good job of that.

Moving on to information about the
homeless in Monmouth County, what you see before you
are two years worth of point in time numbers, 2007
and 2008. We also looked as far back as 2005 and we
did, of course, look at the 2006, which was

conducted in May, and all of the others were
conducted in January. And, yes, indeed the number
in May was higher, as I guess one would expect, due
to the weather. However, there's no subsequent data
relative to a May point in time survey, so it's
really not relevant, especially if you're trying to
see what the trend is, because we only have that one
data point.

Addition, in addition to looking at
point in time surveys, we looked at the actual
Monmouth County Continuum Care application, exhibit
1, which contains the continuum of care housing
inventory charts. And, believe it or not, I know a
lot of folks don't believe this, but the actual
unmet need for emergency shelters in Monmouth County
to be taken care of is listed as zero. Same for
transitional housing. Permanent supportive is
Page 16
documented as having a significant unmet need of 350
family units, 750 family beds and 900 individual
beds and 200 chronically homeless beds. So, we
certainly took that into account in our evaluation
of the requests.

Other sources of input that we
looked at, thanks to a lot of folks in the audience
here, there was a survey done of providers of
homeless services to Monmouth County. The county
assisted us in coming up with a list of providers
and was various individuals who actually put
together the survey and compiled the survey and
presented it to us. So, we took that into account.

We had site visits to, I think, all
of the NOI submitter facilities or at least, not all
of their each individual facilities, but to at least
one of their facilities. And, of course, we
gathered a lot of anecdotal information along the
way in all of our committee meetings and board
meetings. And if you look at the outreach section
of the submission, a whole host of other meetings
that both Frank and I have attended with various
groups related to homeless assistance.

Relative to the NOIs that we
received, we did receive 14 homeless assistance NOIs
requesting over 1,748 units and five to ten acres of
land. Obviously, a number of these NOIs requested
the same units. A couple of the NOIs actually
requested any available housing facility existing on
the Fort. So, that's why that number is so high.
The break out of the NOIs, six of them indicated
they wanted to fulfill a need for emergency shelter, three transitional and eight permanent supportive.

Now, that does not total up to 14. That's because some of the NOIs had multiple housing types requested, typically transitional and permanent. So, seeing as permanent supportive housing was the largest need identified in the County Continuum of Care, we wanted to do something significant in that area and we thought to make the most efficient use of and to be as flexible as possible with any accommodations that we could make available at the Fort, but that we would pursue this concept of permanent supportive housing bank and we thought that would provide maximum usage for the facilities and accommodations that we might make available.

The concept of the bank would involve a bank administrator. In talking to a number of providers, some had core competency in providing services or different types of services. Others, their core competence was more housing, bricks and mortar, how to deal with facilities. And then we thought that if we had a bank administrator whose core competence was the housing piece, that that would eliminate that need for the real service providers to have to get involved in things like putting money aside to put a roof on, all of those maintenance issues that you all probably have with your existing residences. So, we're looking for the
bank administrator to be someone with core competence in housing.

We were also looking for someone that had experience in and a proven track record of collaboration, especially collaboration amongst the service providers in Monmouth County Continuum of Care. And, also, we were looking for an organization that had some financial stability and a good financial tract record, because the constraints that go along with these conveyances are significant and they do include a 30-year commitment to carry on the mission of establishment for the rationale for the conveyance.

The bank will also have participants which we're calling in the LBAS cooperating homeless providers. And these are service providers and their core competence's include providing services to homeless folks of various subpopulations and we're also looking for organizations that really had a need to have clients that are ready to move into this kind of housing, typically service providers that have emergency or transitional housing, and they're looking for a place to put them permanently.

What we decided to do is allocate 20 single family units, which would be made up of 10 two-bedroom units and 10 three-bedroom units to accommodate mentally, developmentally and physically disabled homeless, homeless substance abusers and veterans. We also wanted to make available 20 units of two or three, four-bedroom units, 10 two-bedroom
units and seven or eight three-bedroom units of permanent support housing for homeless and chronically homeless families.

If you look at the point in time survey, the numbers over the past couple years, there has been an increase in the number of persons in homeless families. So, that was something that we really wanted to focus on, as well as the focus on permanent supportive housing.

In addition to those 40 units of single family housing, building 270, currently the lodging building, is going to be made available to serve as an assisted living, single room occupancy facility, which will have a minimum of 16 bedrooms. The facility is over 20,000 square feet and currently the second floor has nine apartments and probably space to put another two or three apartments. And the whole first floor is currently administrative, which could be converted to apartments as well. So, we believe that a minimum of 16 bedrooms, but quite possibly more could be made available in that particular building.

Recommended accommodations on NOI support, as you'll read in the HAS, we had a very rigorous evaluation process. We had a 34 item evaluation criteria checklist. We had an evaluation team made up of four people who went through and evaluated each NOI on those criteria. And while we're not going to share all that information in today's presentation, a lot of the information is in the HAS and certainly on the website.
But, as a result of that evaluation, as a result of mapping the NOIs received to the needs assessment and the accommodations that we hoped to make available, we decided that we're going to go forward with the Monmouth County NOI, which requested a single adult shelter, which is, basically, replacement for the shelter that currently exists on Fort Monmouth which is in a FEMA flood plain, so it will have to be removed. We've reached agreement with Monmouth County this will be a build to suit facility. It will be a brand new facility, approximately 15,000 square foot. It will be located in the Oceanport area of Fort Monmouth.

I don't have a map to put up at this point to show you where, but it's going to be over next to Squiers Hall in the vicinity of the current chapel. This shelter will accommodate up to 40 persons, which was the request of the county, and these will be single adults and the housing will be split by gender.

The existing shelter or an interim facility will keep the facility in service until the new facility is ready for occupancy. So, we don't know, obviously, how the development is going to play out. So, if something happens first over where the current shelter is, we'll move them into an interim facility until the new shelter can be built so there's no lapse in service for that group of homeless clients.

We're also recommending accommodations and supporting the NOI for Family Promise, whose NOI, when it initially went in, was
for the Interfaith Hospitality Network. They had a name change since they put the NOI in. They requested a day center to accommodate up to ten families. We've decided to go forward with this and we found them a nice building. It's building 501.

It's currently the counseling center. It's conveniently located next to the chapel, which we envision will continue to be a faith based operation with the redevelopment. So, they might find themselves a new church to make up part of their network, as well as they'll have a lot of room next door if they need some additional room, hopefully, during the day to carry out their mission.

Building 501 is a 2,832-square foot facility and, like I say, we think, and I've heard from them, that they're very happy with that facility as far as being able to meet their needs.

180 Turning Lives Around submitted an NOI requesting a new domestic violence victims safe house to accommodate up to 15 women and their children, which could be as many as 60 persons. Their current safe house has room for, I think, seven women and their children. It's not the best facility itself for that mission and it's not in the greatest of neighborhoods for the clients. And they had plans to move out of their current location and they also had a contract for sale on some property off site from Fort Monmouth. So, what we're going to do to help them get out of their current quarters and get into, not only a new facility, but an
1 expanded facility with double the capacity, the
2 Authority is supporting a monetary accommodation in
3 the amount of $4.5 million to accommodate the
4 acquisition and construction of the new safe house
5 off site and we've seen some preliminary plans for
6 that and it will be about a 20,000 square foot
7 facility. Really, top notch, first class facility.
8 I'd like to add that if you look at
9 the point in time surveys, they did not show any
10 unmet need for emergency shelter for victims of
11 domestic violence. However, that number will always
12 be reflected as zero, because of the nature of the
13 referral of these folks by law enforcement. They
14 have to find them shelter for these people. So, if
15 there's no room at the inn, they go elsewhere. They
16 go outside the county and outside the state to place
17 these people. So, they're never shown as having a
18 need, but in the county, during one period of time
19 or 12-month period of time, they turned away over 91
20 families with children due to insufficient space.
21 So, they truly do need a doubling of their capacity
22 and we're very happy to accommodate them.
23 Affordable Housing Alliance NOI,
24 they asked for permanent supportive housing.
25 Probably, I think, every piece of housing that

29 currently exists at Fort Monmouth. We couldn't go
2 that far. However, we are granting their NOI and
3 they will be the administrator of the permanent
4 supportive housing bank, based on their core
5 competence. And, in fact, they currently operate as
6 a permanent supportive housing bank to a number of
the permanent supportive homeless service providers in the county. All facilities conveyed with this NOI accommodation will go to the bank and they will be the owners and the deed will be in their name. The bank will be responsible for operating and maintaining the facilities. The bank will have lease arrangements with the clients and the service providers for the cooperating providers as specified in the legal binding agreements. And they will have conveyed to them 40 single family units of the varying bedroom counts that I mentioned before, as well as building 270.

Now, other than building 270, these locations have not been specified. These 40 single family units will, most likely, be spread out through the Eatontown and Tinton Falls part of the Fort and they can either be in newly constructed units or existing units. The only existing units currently in Tinton Falls are the Hemp Hill Units.

There's 22 three-bedroom units there that may be used for this accommodation. And in Eatontown the only units of housing that will be maintained in the plan are possibly some of the units at Megell Housing in the middle of the golf course, not an appropriate location for permanent supportive housing.

The other NOIs accommodated in the bank, these would be the cooperating providers, are CPC Behavioral Healthcare, Easter Seals of New Jersey, HAB Core, the Lutheran Social Ministries, the Center, Family Promise, again, and 180 Turns
Lives Around. Now, these will be accommodated by exclusive right of referral. And, initially, CPC and Easter Seals will have allocated to them eight units of the 20 each. That they'll have 60 days to place their clients into. And, in going forward, if there's a vacancy of over 30 days, the bank will be knocking at the door to get that unit back to make it available to someone else who's in need at the time. And then as units become available they would get their full complement of eight back.

The other four units will be what we call floating units and they will be available for the bank to either give to CPC or Easter Seals or other qualified providers in the Monmouth County Continuum of Care. HAB Core, Lutheran Social Ministries and the Center are all looking for single room occupancy type of permanent supportive housing for those that really couldn't live independently on their own. And those are the folks that will go to building 270. HAB Core will be the designated leaseholder with the bank for the building to operate the SRO and Lutheran Social Ministries and The Center will have exclusive right of referral to place people into four units each of that facility. And if they have more, they can make use of what's left over in the SRO for HAB Core to administer.

Family Promise and 180 Turning Lives Around will each have exclusive right of referral to four of the 20 units set aside for homeless families. We figure since they're right in the neighborhood and they are emergency and
transitional ability to place the Luther families into and Family Promise has got quite a program to help families get on their feet and be able to support themselves in permanent supportive housing. So, we want to make sure that we could make available to them and to 180 some of the permanent supportive housing through this NOI.

Impact on need, currently in Exhibit 1 of the Monmouth County Continuum of Care application there's an unmet need of 350 permanent supportive housing family units. We're proposing 56 on Fort Monmouth with these NOI accommodations, which amounts to satisfying 60 percent of the identified need. If you look at the total number of homeless in the county on the, based on the point in time surveys rounded up, we show a number of 900. Proposed number of homeless that we expect will be accommodated through our NOI accommodations on Fort Monmouth will be 184, which is 20 percent of that homeless number of the county. And this does not include the accommodation for 15 units to accommodate 60 women and children for victims of domestic violence, via the cash contribution of $4.5 million to 180 Turning Lives Around.

Now, for the purposes of HUD trying to get a feel for we're doing all we can, we tried to create some benchmarks. So, we took a look at Fort Monmouth dwelling units, proposed number of dwelling units, as a percentage of the total number of dwelling units in the county. And that comes up to a figure of .62 percent, less than one percent.
So, if you do the math, and applied to the 900 homeless, that would say that, to do the same percentage as exists outside in the whole county, we would only have to accommodate six dwelling units and we're accommodating close to a hundred.

If we were to look at the total acreage of Fort Monmouth, which, what is declared surplus, is 1,118 acres. As a percentage of the total county acreage, that figure is .37 percent and if we applied that to the total number of homeless in the county, that would come up with a total of three homeless persons if we were to meet the same percentage that's met within the county based on acreage.

I would also like to point out that if we do it based on population and we take a total county population, homeless population, of 900 against a total county population of 655,000, that figure is a .14 percent. So, the total homeless in the county is .14 percent of the total population in the county. What we're proposing to do here, actually, equates to 4.8 percent of the total population of Fort Monmouth.

In other words, if you take the projected population at Fort Monmouth and the projected homeless population of 184, that population represents 4.8 percent of the total population that we project to be living in Fort Monmouth. Some folks say that the number is not
900. That it could be double. Well, if you took 1,800 as the homeless, took the percent homeless in
the county would be .27 percent. So, even if you
triple or quadruple the homeless number, say it's 3,600, we're still way above on a percentage basis,
the population of homeless that we expect of the
total population at Fort Monmouth.

Finally, as Frank had indicated in
the plan presentation, we've really had a job trying
to balance our objectives here. How do you balance
homeless accommodations with job creation and if we
don't take care of job creation we can actually
create more homeless situations. Economic
contribution, which is about $2 million annually to
the gross state product. Open space, which we heard
through all our visiting process and our hearings,
that open space was important and critical to the
local municipalities as well as the county. Looking
at the fiscal impact on the municipalities, if you
go into the HAS, I've actually got dollar figures on
what it's actually going to cost the municipalities
relative to, not only the homeless accommodations,
because they are, for the most part, tax exempt,
they also have a demand on municipal services, but
if you look at the affordable and workforce housing
costs that are going to be placed upon the
municipalities, we have to balance that all out.

We're also looking to honor the
history of placing the people who served here and we
didn't spend a lot of time on it this morning, but
we are looking to have the veterans clinic be
Ira, hearing
maintained on Fort Monmouth in the current location,
if not the same building that they're currently in.
We think it's critical that we take care of these
folks and we are looking to accommodate veterans
within what we've made available with our homeless
NOIs.

And that's the presentation on the
HAS. I'd now like to open up the public hearing to
questions and comments. I, again, want to thank you
for your interest and your time. We do welcome and
will consider your comments and input. I would ask
that the commenters queue up in the center aisle to
make your comments at the microphone. Again, please
state your name and address clearly for the court
reporter. I would ask that you only ask one
question, plus one follow-up question per person.

If you'd like to ask additional questions, you can
then return to the end of the queue. And please
limit to the extent possible your comments and
questions so that everyone has the opportunity to be
heard.

Again, we do welcome your comments
and questions and we will consider them as we
finalize this application for submission to HUD.

All right, Linda?

MS. ZUCARO: My name is Linda
Zucaro, Z-U-C-A-R-O. I live at 127 Mill Lane in
Tinton Falls. Proud resident of Tinton Falls and I
also co-chair the Monmouth A Team with Phil Welch.
A Team standing for Advocating for Affordable
Housing in Monmouth County. It's been months, even
years since this mission was begun for a new Fort Monmouth and I think we have a common vision that we want to place where there are good jobs, commercial opportunities, open spaces, recreational facilities for the community and housing. Especially housing for people who work and want to live here in Monmouth County.

The housing element is an organic element in the master plan. It is essential and fundamental and 375 units approximately over a 20-year period of housing that is affordable is simply an inadequate number. The plan has made a good start. When we looked at the details and some of which we weren't able to go into today, we see mixed use, cluster style housing, higher density, all of which will make it possible to provide units of affordable housing.

I live in a garden style condo complex in Tinton Falls. I'm, obviously, happy there. I've lived there for 24 years. It has 16 buildings, eight units per building, a total of 108 dwelling units. It's not jammed together. It's very pleasing to the eye and I think it's a good model for future development. This was built around 1984 and I've been told that if we were counting up for COAH and other affordable benchmarks, it would have qualified. It's a great place to live.

The need in Monmouth County for affordable housing is great and it's been documented many times by other people. There is more work to be done, therefore, on this plan and we would hope
that that work is done before it is sent to the Governor and to the Department of Defense. I understand the panel will vote on August 27. That gives us 12 days to make a better plan for people who work and want to live near where they work in Monmouth County. Thank you.

MR. HARRISON: Phil?

MR. WELCH: Good morning. My name is Phil Welch, Junior, W-E-L-C-H. I live in Middletown. I'm the co-chair of the Monmouth Advocacy Team along with Linda. The A Team is a coalition of about 20 organizations working to provide more housing which is affordable to all households in Monmouth County. I'm also involved with the Board of New Creations in Christ, Incorporated, which is an affordable housing mission with 20 covenant churches and also a regular volunteer with Northeast Monmouth Habitat for Humanity and also Family Promise of Monmouth County. I do much of this volunteering through my church, the Middletown United Methodist Church. I've had over ten years of experience working with low income families, primarily single mothers with children.

The Monmouth A Team has been actively participating in FMERPA meetings and social services advisory committee meetings since January of 2007. So, about 20 months. We have met with seven of the nine FMERPA panel members over the past year. I have to say that after this investment of time and energy, it's a bit disheartening that so
little housing which is affordable is in the draft
or the final draft of the Fort's redevelopment plan.
In fact, the main difference between the preliminary
draft and the final draft is that it is now more
difficult to figure out just how many affordable
units are in the plan and where they will be
located.

The initial draft showed 375
affordable units spread over 20 years, as Linda
mentioned. Final draft appears to provide less than
400 units, which is less than 20 units per year on
average. That's simply not enough to keep up with
the demand, even from graduates of the existing
transitional supportive housing programs that Rick
just mentioned.

So, let me state once again that
the Monmouth A Team and its affiliated organizations
still firmly believe that 1,500 affordable units in
the next five to ten years are critically needed at
the Fort. Despite protests to the contrary, there
is enough land for these units. The infrastructure
can support this number. The municipal fiscal
impact will be acceptable. The traffic will not be
overwhelming and there is no doubt that this can be
done attractively, economically and sustainably. We
can be the poster child for Smart Growth,
environmentally sensitive development and be
economically successful.

You've heard the facts and figures
about the dwindling supply of housing which is
affordable to the county, both owner and renter
occupied. The statistics are impersonal and perhaps hard to grasp at a human level. Today you will hear from a number of speakers who will do their best to do, what I call, put a face on the families and individuals who struggle to find and hang on to housing which is affordable. This will include graduates of transitional housing programs who struggle to find permanent housing which is safe, decent and affordable for themselves and their children. Social services professionals and volunteers who struggle to keep up with the steady stream of requests of families and individuals at risk for losing their housing. Church organizations, pastors and lay people who are in the frontline's dealing with households whose budgets are stretched way too tight by soaring housing costs. Nonprofit builders and housing advocates who rejoice at the handful of households that can help and despair the majority of households that are left behind. Responsible real estate people who know the heartache of so many families that have no chance of finding safe, affordable, decent housing to own or rent in today's market. And relatives who realize that unfair prejudices keep loved ones with physical and developmental challenges from finding suitable housing alternatives.

I'd just like to stop a minute and ask for those who are here in support of affordable housing to raise their hands. There are quite a few of us here. Thank you.

Just a few more words. I urge all
of us to listen carefully with open mind and open
hearts to what these courageous people have to say.
They don't work with myths and stereotypes. They're
real people who deal every day with incredibly
difficult problems related to safe, decent,
affordable housing. I believe if we listen
carefully, we'll be reminded of family members,
coworkers, members of our congregations, friends who
went to high school and college with, our town's
volunteer fire fighters or EMTs or municipal
employees, starting teachers, police officers and
other professionals, our child's day care worker,
your parent's home health aide, our check out clerk,
hair stylist, house cleaner, landscaper, nurses at
Riverview Medical Center, instructor at Brookdale
Community College, retail clerks at Monmouth Mall,
and workers at Monmouth Park Racetrack and the list
goes on and on and on. All of these people deserve
the opportunity to live close to where they work,
send their children to good schools, have easy
access to shopping, recreation, parks and
transportation and live in a community which they
are proud of. Isn't this what all of us expect and
deserve? Thank you.

MR. NORTAHL: Bill Nortahl. That's
N-O-R-T-A-H-L. And I now live in a nice mobile home
in Freehold, but I was forced out of Long Branch by
when the city bought the house that I rented for
41 years and my previous landlord boarded it up.
It's their idea of redevelopment.

I'm a member of the A Team. I'm a
member of the Concerned Citizens Coalition and this
is, I'm going to talk a little bit, but this is
Ethel Colbert from the Concerned Citizens Coalition.

MS. COLBERT: The last name is
C-O-L-B-E-R-T. I live in Long Branch. I'm a
Concerned Citizen Coalition outreach person.

MR. NORTAHL: And I'm the Concerned
Citizens Coalition Housing chairperson. I was
listening to some things.

First of all, the A Team has asked
for 1,500 units of affordable housing and ask for at
least one third of those to be very low income and
at least another third to be low income. And I
think there's a real need for that. The idea of the
percentage of the land of calculations doesn't make
any sense to me. The important thing about Fort
Monmouth is that there's available housing around,
available land, and when you look at the COAH
obligations in the various towns, you'll find a lot
of the towns in this area saying they don't have any
available land. They simply can't do it. Well,
here's available land. Here's available housing.

And, in fact, you mentioned that
the Affordable Housing Alliance, and I haven't
talked to them, so I don't know how they feel about
this, but I think my idea, I'd like to see all of
the 486 units in Howard Commons saved and it would
probably have to be used as rental housing. I'm
sure there's, I've heard Donna Rose say, the
executive director of the Affordable Housing
Alliance, say that the available vacancy rate in
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Monmouth County is zero. Obviously, there's a huge need for rental housing and I think they could do that. So, I just hope that the people still think about saving all of the 486 units in Howard Commons. And, also, I'd, we just know of people who are homeless and I don't know how they came up with an unmet needs of zero. And maybe, I don't know if Ethel, would you be comfortable talking about that?

MS. COLBERT: I'm going to talk just a little bit about people. I'm going to speak a little bit about someone that's homeless now. They are calling me and asking me questions that I can't give them all questions or the answers to anything. But, I just hope and pray that you can find a way that these people can get help, because there are a lot of homeless people out here. You know, you put a number up there, but you really don't, really don't know because there are plenty of people out there that don't have anything and no where to stay.

And I want to ask this question. How much of the housing plan for the redevelopment base will be built, will be available the first five years to ten and if you can give me that?

MR. COSENTINO: If I understand your question, how many of the housing will be available in the first five years?

MS. COLBERT: Yes. Yes.
ceptions. It's a difficult
question to answer, only because we don't know how
much of the Fort will be available in the next, if
you're talking about the next five years.

MS. COLBERT: Five to ten years.

MR. COSENTINO: We don't know,
because the Fort is not scheduled to move the flag
or the mission until September of 2011. They're not
moving the end of this year or the end of next year,
but they will phase out. We don't know what that
phasing plan is yet, but I don't believe that
they've finalized that. And, so, even when they
phase out a part of the mission, a part of the Fort,
that doesn't mean necessarily that they'll just open
up the Fort, that part of the Fort. It's all a
function of what's remaining and how they put people
together or put the operations together.

So, it really, at this juncture,
it's very, very difficult to know what might be
available. I can only say that the federal
government has expressed a desire to move this
property, turn it over as quickly as possible. Now,
they're the determinant, as quickly as possible, not
us. We've put together a plan that will be
responsive to the availability of certain parcels of
property, but we have no control over that.

MS. COLBERT: Okay. Thank you.

MR. COSENTINO: You're welcome.

Thank you.

MR. NORTAHL: I think that, I hope
Ethel won't be, get in trouble by me. I think her
concern is, there's so many people in need right now
that we need the housing as soon as possible.

MR. COSENTINO: Thank you, both.

MS. HAHM: Good morning. My name
is Lynn Hahn, H-A-H-M. Currently, I live in
Lakewood in Ocean County. I raised my children in
Monmouth County, but I could not afford to stay
here. I am here as a current member of the Women's
in Transition Advocacy Group recently formed by a
group of professionals who have worked with women in
transition programs and got together to find out, to
identify some of the barriers to the graduate's
success and identify, of course, affordable housing
as one of them. Transportation also.

And so we are trying to work with
different advocacy groups to talk about that. I'm
also a recently retired employee of Families in
Transition Program of 180 Turning Lives Around and
I've been asked to share a letter written by a
recent graduate of Families in Transition. But,
first would like to share another perspective on the
acute need for affordable housing in Monmouth
County.

We do have some valuable
transitional housing programs in this county that
serve homeless women and children from varied
populations, such as victims of domestic violence,
substance abusers in recovery and others. I believe
these programs serve a great need, although such
programs as Linkages, Manor House, Spring House,
Epiphany House and Families in Transition are
probably adequate as surveys show for filling some
transitional needs at this time, I think we need to
look at what could be lost in terms of effort and
money spent when too many of these families are
unable to find or maintain housing after completing
these programs. While in transitional programs,
most of these women have had training to increase
their marketable skills, improve basic living
skills, they've had case management to help regain
control of their lives, counseling to improve their
insight, dignity and self respect, all with hard
work and considerable costs to the county and other
funding sources. They want to be productive,
respected members of the community.

These women and children were
homeless before they entered a transitional program
of nine to 18 months and now risk the chance that
they will be homeless again and that seems to be
increasing. There's an overwhelming need for truly
affordable homes in the next step for this
population. They are not necessarily chronically
homeless, but became homeless due to specific
circumstances, received help and are ready and
willing to move on. But, to where? There is no
place.

And I was very impressed with the
presentation today and the vision of this, but also
saddened to see the small numbers. In the
populations that we work with, we know what the
numbers are. And now I would like to read this
letter from a client.

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I am grateful to the person who is reading my letter to this audience. I would have liked to have presented the story of my family myself, however, I cannot afford to miss one day of work. Just less than two years ago my family and I were in the middle of a domestic violence situation and, as many others, I made the decision to flee one evening with not one bit of preparation, financially or otherwise. You can imagine the emotions that come from being scared for the safety of my own children and myself, about where to go even for just a night and all the other knowns and unknowns. With the grace of God and wonderful, caring folks in the Freehold School system, we were referred to 180 Turning Lives Around, the Families in Transition program. I could speak for hours about the dedication of the people who manage and work for that program, but that is not the purpose of this correspondence. I will tell you that as a victim of domestic violence, you can work as hard as you can in so many areas, but you will still have many things going against you even after leaving the violence.

For one, credit issues. Also, the lack of continuous employment. While in the program, I successfully graduated from the, from business school, but breaking back into my field with an income that could support my family in the area where we wanted to continue living seemed almost impossible. I'm a middle aged woman who grew up
Ira_hearing

up middle class, who lived in the moderately,
moderate middle class life and I wanted to give the
same to my children, not for status, but for safety.
The 18 months that I was in the 180
program went by so incredibly fast. After I was
accepted into the program, I moved into the unit,
started school, worked very hard at it, finished
school and immediately started looking for work.
Before I knew it, my 18-month exit date was upon us
and I was faced with such a minimal number of
rentals to even look at. Landlords were looking for
credit checks, large security deposits, et cetera.
I do understand the need for all of that, but coming
from such a background of domestic violence, I was
in real trouble trying to find safe, affordable
housing. I ran out of time, looked at the options
and decided I needed to have a roommate in order to
put a roof over our heads. That has pros and cons,
but I had no choice. No landlord would have
accepted me with my poor credit due only to my
previous marriage. Unfortunately for a woman,
unfortunate for a woman who was at one time earning
$80,000 a year, owned my own home with perfect

payment history.

Again, through the grace of God and
being an intelligent woman with good survival
instincts, I think I made the best of my situation.
I am doing what I think is best for my six and nine
year old boys, because there was nothing I alone
could afford in a safe area. I hope my letter gives
just a little insight into the fact that there are
many viable women of integrity who, due to
unfortunate circumstances, work as hard as they
possibly can and are still desperate to find
affordable housing. It is a very, very difficult
situation that is in desperate need of attention.

I thank you sincerely for your time
and pray that the appropriate people will provide a
voice so that many of us women have a chance to live
in a safer affordable home.

MS. LLOYD: Thank you. My name is
Rose Lloyd, R-O-S-E, L-L-O-Y-D. I'm also advocating
on behalf of 180 Turning Lives Around. I'm,
actually, a graduate of the program. So, I have my
personal experience to share with you to illustrate
that there is a continual economic need, not just
out of necessity, but of circumstance and of obvious
economic placement.

Now, I need to tell you also that I
have served as a sergeant in the Army Reserves, been
a unit administrator and my unit was disbanded, I
had to move on, did not have a stable family life.
I had managed to find a mate with a house, nice
picket fence, a job, nice, upstanding looking
citizen, but he was also abusive. And after the
birth of my son, push came to shove and I left.

I was not living the right version
of the American dream and so I needed to correct
that. Off I went with my duffel bag and my son into
the 180 program, which, by the way, while I was in
there, I did get my marching orders, but I was
granted a personal hardship. My contract since
ended and now I'm a civilian.

Now, when I was at the 180 I had a

lot of questions, where was I going to find a job

that will afford taking care of my son, myself, a

little bit of responsibilities, roof, day care,

incidental needs, which happen to be food, clothing,

utilities, car insurance, medical visits,

toiletries, diapers, gas. All of those essential

items.

With the day care and the rental

subsidy or the day care subsidy and the rent, the

full rent that I was paying, I was using about

57 percent of my take home pay, which is a burden.

I was able to secure, even though I graduated top of

my class at the business school, I was only able to

manage securing a job that paid 28,250 a year and

then even with one percent increases each year, I'm

still maintaining a take home pay of about

60 percent, I mean 40 percent, because of rent has

also increased, day care costs has also increased,

because as you obtain more money, the subsidy
decreases and so your copay increases. All of these

budgetary items has been quite the challenge trying
to make sure that I can keep that roof, maintain

that job. I also go to school online at night

full-time so I can obtain my degree in business and

accounting and I still watch my son and make sure

he's safe and that I'm safe from having to deal with

my abuses or disregards for public safety from

anybody immediately close to me.

Now, let's see. What else do I
need to tell you? Because, as far as I know, as
soon as I get my degree, I'll be able to afford
myself to apply for bigger and better things, and,
but, I still need to manage all those bills. I will
still have a need for affordable housing. I don't
expect a six figure income, unless I'm not knowing
something that I will about, you know, figure out
eventually. But, these are, you know, when it comes
to long term planning, you have to look at what your
resources are, what you know, what you have to
market in the market and you have to be realistic
and honest with yourself.

A lot of the women that go into the
180 program don't, are unsure of themselves. When
they leave, they are sure of themselves, but they're
still trying to answer the unknown and that's a lot
of responsibility for somebody that has one, two,
three, four, five kids and they're on their own and
they want to make the right choices, the right
decisions.

One more other thing I think I
should share with you is that although you have
segmented a certain portion of houses on Fort
Monmouth, it's, you know, the goals are honorable,
as they should be. I think more houses can be
salvaged and there's a big reason for that. When I,
now, I was a military brat. I moved from base to
base to base. I used to live in officer row house
number three on Fort Hancock in Sandy Hook. And if
you've ever gone down to Fort Hancock for barbecues
or hang out on the beach, catch a ferry, you'll notice that those houses are in ruin. They're mansions, beautiful, served their purpose well for the function of Fort Hancock all those years and they're gently falling to ruin for reasons I'm sure that are honorable in their own right. However, we have houses at Fort Monmouth that are functioning. The families that live there, they didn't serve their country, just their spouses, just their parents. Those families that made friends with the surrounding community. That was their identity. To tear down those houses, I think, is a slap in the face to all those people that were living how they should live. They're not just quarter master's houses. These are communities that are in transition. You don't tear somebody's house down just because it can be done or because you think you're fulfilling a worthwhile goal of having a certain percentage. You keep as much as you can, because these are these military families sole identity. Their pride. I just wanted to let you know about that, because I think it's very important to recognize that when these military families move on, they're going to be disconnected completely from any kind of community identity. I don't think that's fair to them, whether or not they're going to stomach it up and pick up their cases and move on and not care. I think we need to really take a look at the communal psyche of these families that are
serving their country, whether they want to or not.
But, I just wanted to mention that, because without,
you know, knowing that, I think would be a discredit
to the goals you're trying to achieve.

Nevertheless, I do need affordable
housing. I've needed it for the past two years.
I'm going to need it for the next five to seven
years. If something happens to the economy that is
negative, I may need it even longer. But, the point
I'm trying to make is, I'm here to let you know that
the need for affordable housing is necessary. It's
important to the people that are trying to obtain
the affordable housing, because it's a sense of
identity and solidity that you can't just bargain
with in building an economy, building a healthy
community and maintaining a livelihood that without
affordable housing would never exist. And that's
all I have to say.

MS. VASHEY: Good morning. My name
is Jacqueline Vashey, V-A-S-H-E-Y. I'm from Howell,

New Jersey. I, myself, was homeless at one time
until I was introduced to 180 due through domestic
violence myself. I'm still with the program. I
have been with them since March of this year. I'm
actually here to read a letter from one of the other
mothers that are also still in the program with 180.
I'll go ahead now and read the letter. Her name is
Tammy and her last name is Davidson.

To whom it may concern, I am a
single mother of two young boys living in
transitional housing provided by 180. I have a
12 decent job and earn a respectable salary. However, in today's economy I am struggling to make ends meet and find housing that I can afford. My job is in Rahway and I live in Howell. My gas alone is $600 a month. In addition to this, I pay a thousand dollars a month in day care. I am not eligible for any state assistance as I fall into the income bracket that is too high for assistance. If there is and were affordable housing located in Monmouth County, I could live near my parents who are the biggest help to my sons and me and still be able to afford my utilities and expenses. There are common misconceptions about affordable housing. I'm sorry. I'm very nervous. I'm very shaky.

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MR. MISTRY: Please take your time.

MS. VASHEY: Currently, this is seen as an urban problem. However, I wouldn't be writing this if it were the case. I have lived in Ocean and Monmouth County all of my life. I have earned a bachelor's degree in computer science while raising my two children, because that's the only place I can afford to live. Moving in with my family isn't an option as there isn't any room for me. I have been in transitional housing for a little more than nine months and I've begun the process of looking for a place to go. In my current situation, I can't find anything I can afford. Please consider my family and families like mine when proposing the affordable housing on Fort Monmouth. I know I will have to find housing prior to the project being done, but
there are countless other middle class families that
could benefit from it. Sincerely, Tammy Davidson.
Thank you.

MR. MCDONALD: Good morning. I'm
Pat McDonald and I'm here as a member of the Church
of St. Ansones, human concerns social justice
committee. The master plan, as I see it, is a good
start. You describe it as a framework. There are,

however, a lot of specifics that are absent in the
master plan. My general question is, who will be
responsible for the implementation and modification
of the plans and gathering greater community input
particularly from nonprofit organizations over the
next 10 to 20 years?

I have also some letters that were
signed by our community, almost 200 letters, noting
these two points on affordable housing and the
implementation phase. There's an envelope here,
Frank, with your name on it, so you can take yours.
But, my key question is, the implementation, the
modification of the plan, over 10, 20 years,
everyone keeps talking about this going out
20 years, is the Planning Authority's function
ending with the completion of the master plan? But,
who and what organization is going to take
responsibility for the implementation?

MR. COSENTINO: Since I got the
envelope with the name on it, it's an excellent
question and as with many others in the audience you
have been with us for some time in discussing these,
this development. The answer is that we are
planning LRA. We will transition, I shouldn't say -- let me rephrase it. There will be a

transition to an implementation LRA. What form and the who of that implement LRA has not yet been decided. And I think to try to focus on this, that question at this time, really does a disservice to what we're about right now. And it's not that we don't care about that. We obviously know that that decision is coming. However, I think that that will be determined.

But, I think the real answer is that there will be oversight of this implementation and it will clearly incorporate the communities involved and many, I believe, this is just my belief, this is not a statement of guideline or anything, I believe that there should be inclusion from the business community and other elements who are key stakeholders in this region that would be a part of that implementation, review process and any changes, be involved in any changes that are made going forward.

So, while there isn't a specific answer to your question, clearly there needs to be and there will be an overarching authority that would continue to work with the communities, the county, et cetera.

MR. MCDONALD: Okay. To help that, I have in your packet and the other packets here for the board members as well, an excellent article by Scott Philip Polisty, which goes into the
redevelopment of the Charleston Navy Yard in Boston, a model for the military base closure process. I don't know if you're familiar with this article. It's a lengthy article, but there are summaries and abstracts. And I really think it provides the insight and a good model for this next phase. So, I draw that to your attention. Thank you.

MR. COSENTINO: Let me just comment on that. Certainly we're familiar with Charleston. We're also very familiar with about a half dozen other BRAC conversions that we've studied, because there's no need to re-invent the wheel. So, we're trying to learn from other people's paths and we have relationships with these people and talk with them. So, I thank you for that article.

MS. RANDALL: Hello. I'm Betty Randall, R-A-N-D-A-L-L, and I come as a private citizen and also on behalf of the NAMI and NAMI stands for the National Alliance on Mental Illness. And in your plan I noticed that you had some housing, but I didn't see any housing for group homes. There are thousands of people on waiting lists that are mentally ill that need group homes. There are people waiting at our state institutions who need to be released, but have no housing to go to. And some of those people are from Monmouth County. And I call on you to include some group homes in your plan, because it is necessary for those people to find permanent housing. As you know, nobody asked to have mental illness. It happens. And they need
permanent housing. A lot of families that have
loved ones who have mental illness are living at
home and these people are the caregivers, are
becoming more elderly, so in the future they need
more permanent housing.

Also, I'd like to speak on behalf
of affordable housing. I don't know about you, but
I have children that fall in the category of
affordable housing. And they really can't afford to
live in this county, because they don't earn enough.
And if you just think about when you were just out
of college or graduate school, think of how much you
earned starting out. And, you know, you don't want
to go home and live with your parents, but you would
like to be able to live in the county that you're
from. And, unfortunately, in Monmouth County, we
have disregarded those children of ours that are
starting out or have been working that cannot afford
apartments or permanent homes. So, I wish to make
that comment and I think you should take that into
consideration. Thank you.

REVEREND PRICE: Good morning,
Reverend Jane Probasco, P-R-O-B-A-S-C-O, Price,
P-R-I-C-E. I am an active member of the clergy. I
am a pastor at the First Reformed Church in Long
Branch and an active member of the Presbytery of
Monmouth representing over 40 churches in Monmouth
County, as well as an active member of the Classes
of New Brunswick representing over 20 churches in
Monmouth County.

I come before you as an active
member of the clergy to protest the moral and
practical short sidedness of the master plan that
FMERPA appears poised to endorse. It is
particularly disturbing to realize that the values I
have nurtured in my own life-style, politics and
professions are being compromised in the public
arena. Many of you of my generation hoped that we
could contribute to making the world a fairer and a
more just place. A place in which people of diverse
backgrounds, diverse races and different creeds
might share in the benefits. Those benefits which
we were taught in this very county our country was
founded on.

Presented with the opportunity to
help provide more jobs and housing, FMERPA appears
ready to give this once in a lifetime opportunity
only a token nod. Safe shelter and honest work are
under assault nationally and locally. Ill advised
closing of Fort Monmouth, while devastating in many
ways, might have given an opportunity to provide
boldly or much needed homeless and affordable
housing, coupled with a range of new job
responsibilities. Instead, and in spite of FMERPA
assurances to the contrary, we're presented with a
plan that does very little to increase the stock of
housing for low and moderate income families, for
workers, for veterans and for retirees.

And, so, a friend of mine who was
born and raised right down the road here, a lifetime
member of the union, an active mason who raised his
family in this county, must now take his talents to
Texas where he might be able to afford to buy a
retirement home. And so many of our own college
educated and above children are unable to make it on
their own in this county and are forced to live with
parents or to move out of the state. And, so, the
people who care for our mothers and fathers, who are
still fortunate enough to remain in their own homes,
those caretakers must travel long distances, leaving
their own families untended for weeks at a time,
because they can't afford to live where they work.
And so many of our teachers and public servants
can't make ends meet in our high cost county. On
and on it goes. Getting more and more difficult
every year.

And, yet, this grand opportunity to
plan for a significant change and for a balanced and
diverse economy is allowed to evaporate before our
very eyes. The ideals and values on which this
native daughter was raised, raised to work toward in
both public and private life, are once again
assaulted. This plan is distinguished, not by bold,
yet rational possibilities that it envisions, but by
its uninspired short sidedness and its failure to
capture the dream of a fair and just community that
so many of us anticipated.

I urge Frank Cosentino, Rick
Harrison, the members of this Authority, those few
members present and those majority of members not
even here for this major public hearing, I urge you
to bolster and save your reputations by calling for
a postponement of the deadline of this plan allowing
you to have more time to go back and try harder, try
harder to find that vision that you told us you had,
that you saw in other parts of the country. I urge
you to consider this as a real possibility.
Because, you can help, you can help make the hope
for the American dream in this county something that
is based on more than the purchase of a New Jersey
lottery ticket. Thank you.

MS. LIEBENOW: Good morning. My
name is Janice Liebenow, L-I-E-B-E-N-O-W. I am,
I've lived in Monmouth County for over 30 years in
Holmdel. I have had the pleasure of being involved
with the nonprofit organization for the past
20 years called the Community Outreach Group in
Middletown and our main purpose is to keep people
from becoming homeless, to help them in any way we
can with material things, like food and household
items, but also financial assistance. And I can
tell you that I don't believe for one minute the
statistics that you have published, because I have
seen it firsthand and there are people out there who
are homeless. They're living with family or
friends, but I'm here to speak to you today in favor

of support for the 1,500 affordable housing units
that are, we've asked you to include in this plan
over the next five to ten years and I'm going to try
to convince you that there is a, not only emotional
reason to do this, but an economical reason to do
this.
For those of us that are supporting this affordable housing, I hear firsthand from these people. When we say the tide between creating affordable housing and economic growth in New Jersey, we see that tide and we see that it's being part of a larger national goal of developing more intellectual capital in our upcoming youth for they will be our future workers, leaders, and decision makers. I recently brought up some statistics from the United States Department of Labor and this is projection from 2006 for the next ten years out. And they are projecting that we're going to have about a 10 percent increase, 15.6 million jobs. Employment growth is projected to be continued to be concentrated in the service providing sector of the economy and will generate all the employment gain and will provide more than three-quarters of all jobs in 2016.

But, what is really interesting, in that it states a professional and related occupations and service occupations, major occupation groups on opposite ends of the educational and earning ranges are projected to grow the fastest and add the most jobs accounting for more than six out of ten new jobs created through 2016. So, that's interesting, because we're talking about more jobs at the high end, but more jobs at the low end. Where are those people going to live? Will businesses locate them? Will businesses locate themselves here if we can't find workers for these job levels? That's in support of the affordable
So, I think it's a very, very good argument that economically we need to provide places for people to live who are going to be working in the businesses that you are planning in this community and I don't see that happening now. Those, whether or not supporting it, who said to me firsthand, and we've all heard this, I don't want them in my school with my kids, because they'll erode the school testing scores and impact funding. I don't want these poor kids in my schools with my kids because they're a bad influence and poor people don't take care of properties, it will be a mess.

Do you hear it? Do you feel it? It's called fear. That's what's at the base of these comments and objections to this proposal.

And that fear is a perceived one. It is a delusion for anyone to think that only poor people do bad things. Read the paper. Listen to the news. Wealthy and middle class people have just as much negative impact on those around us as do the poor, just in different ways. People who have much, who have powerful jobs can do more harm just in different ways. All I need to say is we're an Enron and I think we understand.

So, let's just choose to dispense what the stereotypical thinking that poor people equal bad influence. People with money with good influence. It just doesn't follow. Let's start connecting the dots in our brains and create another picture about those who may not have income as we
do. As we all have experienced through our travels in this wonderful world of media, high tech throughout the world and all social economic levels, people laugh about the same things, cry about the same things and argue about the same things. We care about the same things. And, most importantly, we dream and hope for the same things for our children and our family. We do; don't we?

They want to go to work. They want to go to school. They want to learn. They want to be independent, just like all of us here in this room, but I know we're all going through some tough times and there's been a lot of work on this. We all have a lot on our mind and a lot of competing priorities and a deep fear of losing what you worked hard for. But, guess what? So do the people that need this housing. Probably more so. This fear thing, it is having its way with us right up here. We are all at its mercy, but it should be the other way around.

We should decide whether fear speaks for us or not. Making decisions from a place that fear is is most often not a good idea, because it tends to distort the truth. And the truth of this matter is, this country's power is in its people. We are and we have been moving toward a talent shortage, a labor shortage. We need to invest in our future, our children's future, and give them all the best shot at creating vibrant, serving, contributing lives for themselves, their families and the world at large.
We can rise to this challenge. It is said a rising tide lifts all boats. I believe lift, I believe that we can lift the anchor of fear off and work with each other and not against each other. As President Roosevelt said, the only thing we have to fear is fear itself.

So, let us go forth from this place with courage, for courage is having fear about doing something and doing it anyway. Let us choose to do this not because we can, but because we must for the good of all, for the good of our country. The balance you speak about needs to include these 1,500 affordable housing units. Please have the courage.

Thank you.

MS. NEARY: Good morning. My name is Claire Neary and I live in Monmouth Beach, N-E-A-R-Y. I'm here both as a citizen and also I do some work part-time for the national organization of Family Promise. I came here with some things to say and each person that's spoke in front of me, I was, like, I could talk about that, too, and I can talk about that, too. So, in the interest of time, I'd like to say this.

The fear thing, I think the fear thing is incredibly important, because it's not just a fear who, who will be living next to me. It's also a fear of what will I lose. And I say this because standing in line and previously when I've spoken at these meetings, I've had feedback that, well, why don't you let these people live next to
you, why don't you let them. You know, you wouldn't
feel this way if the affordable housing was going to
be built next to you. And it's just not true.
Affordable housing is needed for all different kinds
of reasons.

And my request, I think, here is
that regardless of what ends up happening with this
plan and the 1,500 units that this group of people,
as these advocates have brought you along and
described to you and you learned who it is that
needs affordable housing, that you carry that
message forward. Because, the problem is going to
continue to exist and these people are going to
continue to exist. The need will continue to exist.
I will probably have the need sometime soon and so I
would like you to leverage your education and
leverage this, the authority of this commission, to
be leaders.

When you spoke of McKinney Vento
and the creation of the need, the directive to open
up the commission's facilities to homeless shelter
to, as homeless shelters, that was a bold move
20 years ago. And we can use some bold moves right
now. I recognize all your work and, quite frankly,
I'm glad it was not I who had to do it. But,
meeting the COAH obligations, just meeting the
obligation, that's not a bold move. And we're
counting on you. That's it.

MS. GAY: Good morning. My name is
Carol Gay, C-A-R-O-L, G-A-Y. I live in Brick. But,
I'm representing, well, I'm the executive
vice-president of the New Jersey Industrial Union Council representing hundreds of thousands of workers here in New Jersey and I also chair New Jersey Labor Against the War. I am here today to support all the individuals, all the other organizations here today calling for more affordable housing. While it's commendable to provide the affordable housing that you are providing or planning for, it's not enough. It's clearly not enough. There's a desperate need for affordable housing in this country today and especially here in Monmouth County, New Jersey.

So, I implore you to take another look and go back to the drawing board and I'm sure there's a way to provide more space and more room for affordable housing. There are too many working families, low and moderate income people, retirees who need this housing. So, again, I implore you to go back to the drawing boards. We need, people deserve more. Low and moderate income people deserve more.

And the closing of Fort Monmouth offers a rare opportunity, as people have said, to do something innovative, do something bold. This is an opportunity to do something that decent minded, peace loving people want and that's the open spaces, the affordable housing, the accommodation for domestic violence victims. Again, you have made some accommodation, but you clearly could make more accommodation for the domestic violence victims as well. There's certainly room on this tract of land
to do that.

I also would just like to say, I know there's some provision for new industry, green industry, so I'm here to support the idea of more investment in alternative industry, alternative energy, especially alternative energy and green jobs. I know there's some of that, but, again, this is the opportunity to help us end our addiction to oil and provide green jobs and provide the

innovations and technology for the sustainable alternative energy sources. Just recently, I'm pleased to say, that Frank, Congressman Frank Pallone signed onto a bill or signed on as a co-sponsor of HR-4102 and that bill was to ban private contractors in Iraq.

And, so, my last comment is, I'm asking you to also ban private contractors in this space, in the Fort Monmouth space. I don't know if you know about CACI, but CACI is right around the corner. I don't know if they're going to be applying for any new space in this, in the Fort Monmouth tract of land, but they are being sued by hundreds of torture victims. They are guilty of torture, murder, sodomy, rape. That's what they're doing to prisoners in Iraq and there are many other private contractors also being sued, KBR, Blackwater, for some of the same reasons, for torture.

As you know, they are allowed to operate totally outside the rule of law. They kill with impunity. They murder with impunity. They are
cold blooded mercenaries. These are not the kind of neighbors that we want here in Monmouth County, here in New Jersey. So, I hope that you, too, will ban all private contractors. Billions of our tax dollars have gone to these private mercenaries and US citizens do not want our tax dollars going to support torture and murder with impunity. And that's all. Thank you very much.

MS. FRIGIOLA: Hi. My name is Gina Frigiola, F-R-I-G-I-O-L-A. I live Howell. I'm a member of the Women in Transition Advocacy Group. I'm also a student at Monmouth University in the master's in social work program. I just had an opportunity to complete an eight-month internship at Dottie's House, a two-year transitional program for survivors of domestic violence. It's located in Ocean County, but it services families from Monmouth County as well.

The mission of Dottie's House is to break the cycle of violence and also to help these families become independent and self-sufficient. They come to Dottie's house as they are homeless due to domestic violence and we are hoping that when they leave two years later that they do not become homeless again. But, as Lynn Hahn mentioned earlier, that is a real possibility, because they do face so many barriers even after completing a program.

I'd like to tell you about one
family who lives there and this story could be repeated for any of the residents. I'd like to talk to you about a woman. I'm going to call her Patty. That's not her real name. She's in hiding from her abuser. She came to Dottie's House about a year ago with her two little boys after surviving years of physical, mental and sexual abuse. She gained the courage and the where with all to leave her abuser and she came to Dottie's House.

She has done everything that the program has asked her to do. She has attended counseling. She's attended training classes and she's currently enrolled in a program that will enable her to become a medical billing and coding specialist. When she graduates in December, she expects to start working right away and she hopes to earn about $15.00 an hour. At that salary, after paying her bills and taking care of her children, she will not have much money left to save for a security deposit on an apartment and she certainly will not be able to afford any market rate apartment. Her only hope is affordable housing.

She has already started applying to all the local towns for their affordable housing and at the last time I spoke with her, she said to me there is a waiting list, a waiting time to, of one to three years in some of these towns. So, these families simply cannot afford market rate housing and there simply is not enough affordable housing available.

So, I have come to you today to ask
that, to say that we have a great opportunity here
with the Fort Monmouth plan and if we could please
view it as many affordable housing units as possible
so that these women do not have to go back to their
abusers or go live in their cars or live in a motel
or move out of state, as I have seen happen
throughout my eight months there.

I also wanted to mention the
statistics you had up about unmet need. I can tell
you that every single week that I have been in
Dottie's House, there have been phone calls from
families looking for a place and we have had to turn
them away, because we did not have enough room for
them. So, I understand your explanation about the
zero unmet need, but I don't think it's realistic.
Thank you.

MS. BULLOCK: My name is Deborah
Bullock, B-U-L-L-O-C-K. I'm from Love INC, Love In
The Name Of Christ, right here in Eatontown. We're
on 15 Meridian Road. I'm the director of a
clearinghouse where we screen and validate clients
and we act as a bridge between many churches and
agencies right here in Monmouth County. We cover
all of Monmouth County and, of course, being a
clearinghouse director, we hear all the cries. We
hear all the complaints. We know who's homeless.
We know who's not homeless. We know who has
apartment. Who doesn't have one.

So, I'm just here to say that, I
admire all the comments that have been made and all
the truths and I do wonder how the figure zero came
in for homeless, but that's not what I'm here to
say. But, anyway, I want to say that I admire, I
want to use the word admire, the plans that I've
heard today concerning Fort Monmouth. And I do want
to say, and I'm not here to teach a bible study, but
I do want to say that the scripture says man must
always pray and not faint. And that if his people
that are called together by his neighbor among
himself to pray and seek his face, turn from his
wicked ways, that we will hear from heaven, he will
heal the land and forgive sin. And that's exactly
what we need, healing in this land, for the purpose

of housing, the purpose of homelessness, all that
God's people is going through. It's prayer.

I'm not a great speaker, but I tell
you what, you put me in a corner somewhere, I can
pray. And I will, a little piece of heaven will
open and God will hear us and answer our prayer.
So, I'm encouraged what you're doing and I'm praying
for you. I'm praying for the whole situation and
what a better place. I believe this is a light that
has opened that many, many of us have been waiting
for. And I believe this Fort Monmouth program,
situation, progress, whatever you want to call it is
a light that has opened for people here in Monmouth
County, people in New Jersey. Thank you very much.

MS. LIOTINO: My name is Lynn
Liotino, L-I-O-T-I-N-O. I'm from Toms River, but I
work in Lakewood with a nonprofit organization
called Solutions To End Poverty Soon, known as
STEPS. I'm the administrator for that program and
day we have people coming in. They are
looking for affordable homes, someplace to stay.
Sometimes I dread answering the telephone. I know
what they're going to ask for and I know what's
available and I know what we can offer them. It's
not much.

In Lakewood, we are in the process
of building affordable homes, but it's not enough.
Also, we have, like, victims of abuse that come into
our office needing help and sometimes have to go
back to the abusive situation because there is no
help for them. What I want to do, what I'm here for
really is to press upon you the great need for the
affordable housing and the opportunity that you have
to build that, those homes for us today and I hope
you're going to take advantage of it. Thank you.

MS. MISTRETTA: My name is Jean
Mistretta. I'm from Freehold Township,
M-I-S-T-R-E-T-T-A. I'm a member of the advocacy
group. I'm also on the Monmouth County Board of
Realtors. I want to commend you on what you're
trying to do and I know it's not an easy task, but
375 units is totally inadequate over a 20 year
period. I don't know if you have any idea what a
rental costs in this town, in any of these towns,
plus utilities. It is obscene.

And you heard many of the women
here, some with jobs, maybe some without, and the
transitional phase, it's impossible when landlords
are looking for pristine credit, month and a half
security, first month's rent, you have to pay your
utilities, utilities are going up, gas is going up, the oil, the gas in the car, utilities at your home, it's impossible.

You work with some of these women in this transition period so that they can either get an education or find a job and the job market is not great right now. We all know that. We have our high school kids with master's degrees. They can't find jobs and then they're forced to go right back in the same situation, because there's nothing affordable. Affordable housing has got a bad name, bad connotation, and it's us against you or us against the towns and that's not what it's meant to be.

You have women that spoke about fear. Fear of the craziness that got us into Iraq in the first place is what got us into trouble. And I no longer believe the numbers that you give us for need, as I did the numbers that the DOD gave us on the reasons to close the Fort, because we know that was all hogwash.

All right. You need, the towns need to think about other ways of reducing and not worry so much about the children coming in. Not all this affordable housing is going to bring children in. We need it for kids living in our basement. We need it for elderly parents. It's all different levels of affordable housing.

Yes, you have homeless. You have veterans, 250,000 that are homeless. Maybe not all
in Monmouth County, but you have them. You have low
income. You have moderate. You have middle. The
face of affordable housing is not just people.
We're not looking to build high rise projects. We
are looking to build buildings that are
aesthetically nice and fit in with the communities
that we all know, love and live in.

But, the towns need to get with
their programs, their school board budgets and worry
about cutting their budgets in other ways, not
hiding our children in closets so we don't put them,
God forbid, we take a somebody, a family with
children we need to hide. We need to go to a one
child theory like they do in China maybe. It's
ridiculous. We need to encompass all of this and
people need to be kinder and gentler and remember
the American dream. Okay. That we all just need to
step up, a hand up to get going. That's all people
need. People in the middle, on the lower end they
can't get any help. They just can't get any help.

That's all I have to say. You need to do better.
That 375 is totally unacceptable.

MR. COSENTINO: Thank you.

MS. SCARANO: Good morning.

Beverly Bova Scarano, S-C-A-R-A-N-O. I'm a resident
of Middletown Township. I'm a member of the
Middletown Reformed Church. I am president of the
Community Outreach Group. The other lady who spoke
a number before me, Janice Liebenow, and we are an
affiliation of 10 area churches in Northern Monmouth
County that deal with affordable housing issues day
in and day out. And I am a member of the Monmouth County Association of Realtors and it is with that in mind that I speak to you again to reiterate 375 units is woefully inadequate for the need you heard so eloquently expressed, whether it's from Reverend Price or from the ladies who have come out of 180 and anyone else in this room that believes that we have a shortage.

I, too, commend you on your vision for Fort Monmouth and all the hard work that's gone into the presentation of the plan. There's no question, and I've had the privilege of sitting in on one of the social services advisory committee where they're very dedicated to seeing that their portion of the plan comes on. I don't think, however, your vision, I believe your vision falls short with regard to the housing component. And it's probably the only part of that that I reflect what everyone else has said here.

It does not really reflect the COAH obligations. It does not reflect the passage of A-500 recently and it certainly doesn't help to reflect what Governor Corzine has presented is trying to promote, 100,000 units over ten years. And while I recognize your planners have done their best, I think there's room to do more. There needs to be much more to be done as you can hear.

I want to thank the realtors in this audience who have come forward to take time out of their schedule. Our president of our board, Ellen Kale, is here probably to keep me in line so
they don't go off with regard to the realtor point
of view, that we are committed and join with the
Monmouth Advocacy Team which we participate to
promote affordable housing.

I have a book that I was reading
and it shows the number of states in the union that
have actively, realtors have been actively working
for affordable housing. I don't see New Jersey
among it, among those states. I would love, as many
have said here, to see New Jersey join the ranks of
many other states who are addressing the affordable
housing need for opportunities for rentals and
housing through the Fort Monmouth. It's very rare,
as you've heard, very rare chance that we've had to
promote affordable housing.

And, lastly, I do want to thank
you, Mr. Cosentino and Rick, for all your hard work
and especially to two of the members of the board
who are here, Rose Estephan and Laurie Cannon. They
have been dedicated. I know they're listening. All
of you are people with a good heart, but we must
rely on you to take this information back to the
other members of the board to adequately reflect
there is a need for up to 1,500 units, we believe,
of affordable housing opportunities. Thank you.

MR. COSENTINO: Thank you, Beverly.

MR. DOMAN: Good afternoon,
gentlemen. My name is Wallace Doman, D-O-M-A-N, I'm
the director of housing. I'm from Jackson, New
Jersey. I'm sorry. My name is Wallace Doman from
Jackson, New Jersey, director of housing
organization called STEPS, Solution to End Poverty

Soon based out of Lakewood. What STEPS, along with three other organizations have done, is the Township of Lakewood contracted 40 acres of land to build 460 units. I want to call it work force housing. We call it affordable housing, but these are houses that have to be owned and bought.

A lot of people, I was hearing today, which is people just don't have an understanding exactly what affordable housing is nowadays compared to what it used to be 10 to 20 years ago. And what STEPS is basically, my president, Mike McNeil is here, he will speak, what STEPS is here to do is assist, basically, several towns in what we're doing now in the process of making sure affordable housing is built for ownership that we can make sure that people are mortgage ready to purchase the units.

And a lot of, like, we also have houses in Jackson, Manchester and several other towns that, all the way down in Cape May, to make sure that the affordable housing which we, like I seen, the obligation for 1,500, that's okay and this is a beautiful area. That's why everybody is here. You have a beautiful area to purchase the home. We don't believe in rentals, but there is, you know, you've got to have an obligation to rentals. But, if you think about purchasing the homes as you build the community, also with the people who work in the
stores and all the pictures that you had up there,
it's very beautiful and nice, but the people who
work there, if they can't go back to own something,
they've got to live out of town and they don't have
work and so on and so forth.

with the economy, it affects the
town, but STEPS is here with, STEPS is also talking
to a lot of other organizations here. Just put that
out of your head. Don't think of affordable housing
as rental, but as ownership and then we think,
because it's a beautiful area, STEPS is here to help
any of these organizations as far as getting people
together, mortgage ready. We're not mortgage
brokers, but I'm a real estate agent, but there's
other people that know about grants and so on and so
forth that's available that people don't know about.

So, that's all I have to say. I
love this. I'm glad you all, I'm glad you're
actually attacking the affordable housing need, but
I believe it is more that with the land that you do
have that you can do. So, that's all I have to say
and we'll be in contact with you.

RABBI JAFFE: Good afternoon. My

name Rabbi Gordon Jaffe. I'm the current president
of the Greater Long Branch Ministerial, which is a
group of synagogues and churches that is
approximately six deep. I represent the, those
people who are affiliated with the religious
community in which we live. And we had a meeting
just this week and I'm, I feel so honored to be here
to be able to address this committee from the
religious community.

So often people say that wars are fought in the name of a religion and that is a very bad thing. And we are talking about a piece of property that was created but for Fort Monmouth, which is part of the military establishment in our country and thank God we're looking at this Fort that served its purpose for the needs of war and now we have the opportunity to take this piece of property to use it for peace time and appropriate activities within our community. And as a religious community, it is my opportunity to implore to you that we have to do what we can to provide the basic needs for the members of our community. I'm not here to talk about statistics, because there are a lot of people here who are much more capable and eloquent about the specific needs, but I'm here to share with you that as a representative of the religious leadership in this community, that we would like to let the community know that prayer is good, but it's only good if it moves us to do that which creates justice and righteousness and goodness within our community. I'm here to say that we have an opportunity to take a piece of land within our community, to use it in the right way. And to stand back and to let it be, to let it happen, that we just turn the other way and we know that so many people don't have a place to lay their head and to raise their families and to go on with our business, that is morally wrong.
I thank you for the opportunity to share these words with you and I ask that you be given the guidance and strength to make the right decisions for all us.

MR. COSENTINO: Thank you, Rabbi.

MS. WALSH: Good afternoon. My name is Karen Walsh, W-A-L-S-H. And I am an advocate for affordable housing. I'd like to first start off and tell you a little bit about myself. I have, I grew up in Tinton Falls and I'm currently in Freehold Township. I graduated from Georgian Court College in 1995 with a certification in special ed. and I went on to earn a master's in supervision at Georgian Court University. And I'm currently in a seminary program and working on receiving my master's in divinity.

Yet, five years ago, I was a candidate for affordable housing. I got divorced and it was a very difficult divorce. A very difficult marriage. I have twin boys. I didn't want to get upset. But, my major concern was to find housing for myself and my sons and to be in a safe environment and to stay there and not feel like I had to move. And I knew the emotional turmoil it would cause the family to continue to just be transient and move all around the State of New Jersey. And I was very fortunate, as I said, that I was offered a house in Monmouth County, in, actually, Middletown. It was affordable housing, but at the time I didn't have the finances to get into the, into this beautiful setting and that's...
Ira_hearing

personal history.

I also, I'm a witness of Family of
Promises, which is a wonderful program that our
church, Middletown United Methodist Church in
Middletown, works with homeless people who have had

hardships as well and they really are working hard,
very hard to get their lives together. They're in
family training and they're learning how to have a
career and how to bring up a family and learning how
to do social skills and life skills. And when
they're ready to graduate from this program, they
have no place to go. Many of these moms and dads
are still looking for homes and they're still
wanting to work and go back to school and it's a
really tough, it's a very difficult struggle for
these families.

In addition, I'm an educator and I
have been a witness to children living in hotels and
it's a very difficult situation for the families. I
don't believe that these children are going to --
they're all, they're moving from hotel to hotel.
There's many, many, many, many problems and it's
right in Eatontown there are hotels that house
families and, you know, if we look at the children
and we see them as needing to be in a consistent,
loving environment, I think that we can see that
this affordable housing is very necessary.

And, finally, as a Christian, I
know that this is what God wants us to do. He wants
us to come together in unity for our community and

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I'd like to quote Psalm 133, behold how good and how pleasant it is for brethren to dwell together in unity. And I just pray that this continues and that I thank you for your time and have a wonderful day. Thank you.

MR. COSENTINO: Thank you.

MR. MCNEIL: I'll try to keep it short. My name is Mike McNeil. I'm from Lakewood, New Jersey. I'm, again, my name is Mike McNeil. I'm from Lakewood, New Jersey. I'm the chairman of an organization, nonprofit, called Solution To End Poverty Soon, called STEPS. We're also in the process of building affordable housing. I'm quite sure you heard from my colleagues, but I'm also here today, in the best interest, to represent the NAACP.

I am the chairman for the state of the NAACP on housing and I commend you on the plan, the hard work that everybody put into it, but, on the other hand, as everybody else said, if you listened to everybody that came up to the mic today, it's just not enough. You've definitely got enough land. You definitely need to do more on affordable housing. And I'm going to tell you the reason why. I'm going to use myself.

I've been involved in affordable

housing for over 30 something years. I started out in affordable housing. It goes back, as a matter of fact, I was one of the original first people down in our area to get affordable housing. What it did was, it enabled myself to go to school, my wife to go to school, graduate, you know, college and she
teaches in Asbury Park now, but it gave us a break in life. And from that, I said that some day I wanted to retire and give back to the community. And that's how we got involved in the organizations in helping in affordable housing.

I think that affordable housing is very important, especially for young people today that's come up. Where they going to live? What can they afford? But, the two most important components, and I don't want you to forget about, you can build all the affordable housing you want, but you also need the component, that job component there. That's important. That's from the data that we've been getting from working throughout the state in all the communities.

Now, you know, I want to talk about, when you say affordable, affordable to who. You might want to look at your area and say, hey, wait a minute, our jobs, you know, this is, you know, the rates that our jobs are paying, is this going to be affordable to our community. The other thing that you need to talk about and make sure you folks know, that if you’re talking about building affordable housing, are we talking about following the COAH guidelines, are we talking about following this is going to be opened up to the region, which is opened up to Ocean County, Monmouth County, Mercer County. I don't know if you discussed that or not, but folks need to know these kind of things.

So, it's important, as you move ahead, I like the things that I've seen, but it's
very, very important to be honest and to make sure
the audience, you know, is, understands what's going
on and give them an opportunity to give input. It
looks like that's what you've been doing. On our
visits throughout a lot of the various different
communities, it's not happening that way. So, I do
commend you on the job you're doing, but we need
more affordable housing. Thank you.

MR. YAECKER: Good afternoon. My
name is John Yaecker, Y-A-E-C-K-E-R, resident of
Freehold Township, here representing Western
Monmouth Habitat for Humanity. That's an affiliate
for the Habitat for Humanity International. Our
mission is to eliminate substandard housing, making
basic affordable housing available to all families.
Within that mission, two other local Habitat
affiliates have combined to put together the
proposal you're familiar with for self-help housing
as part of the revitalization for it. I want to
address what you presented here and what I've been
able to see by going to your wonderful website and
vast quantities of information you have.

The balance that you have in that
plan, you've got the charts that look forward to 10
years and the charts for 20 years. And I try to
envision what that community is going to look like.
I don't want it to look too different than any of
the communities that exist now in Monmouth County,
where we've got a lot of vibrant, stable family
neighborhoods. I'm not sure I see enough of that
when I look at what's in the mix of that land.

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we're grateful that that self-help
housing concept exists with HUD's support and that
it's been well received by the members of the
Authority and the Social Services Advisory Committee
and by the staff here. I appreciate that very much.
But, I am personally disappointed and professionally
concerned that there's no reference to the self-help
housing in the plan as it's now been posted. And I
do understand that we're going to have an assurance
we can add that at a later time to the plan, it's
going to be fully considered later this fall, but
I'd like the record to include that that is an
aspect of the plan that's very important to putting
balance in community into this revitalization.
So, I urge the Authority to
consider the flexibility of things like our
scattered site self-help housing, affiliate areas
that would be transitioned between current
communities and Fort property that's going to be
developed.

People have spoken today about time
lines. This is an opportunity where we can start in
areas where the fence can be moved back easily and
early and help provide a transition between the
existing community and what's to come. And this
work could help exhibit to the necessary goal of
1,500 affordable units.

So, I want to thank you for your
efforts to date. I don't envy you gentlemen and
ladies for the tough task you've undertaken. I
appreciate that you will do the right thing. Thank
you very much.

MR. HARRISON: We look forward to working with you and pursuing that self-help housing.

MS. SIDLOW: My name is Beth Sidlow, S-I-D-L-O-W. I live at 5 Maxwell Road in Eatontown. I'm right down the street. I literally just came from bringing home my daughter and my baby granddaughter, so my house is a house of three generations. In my neighborhood, that's not uncommon, because the children, adult children and their children and their children's children cannot afford to buy houses of their own or to even pay rent. My own daughter is 27 years old. My older daughter lives in Ocean Township, because she couldn't find a place in Eatontown. I would like for this daughter and my son, who lives with me, to be able to stay in Eatontown when they can live on their own.

I bought my house, believe it or not, in 1980 for $16,000. It was a handyman's nightmare. It is currently assessed at a value that I could not afford to pay if I needed to buy it myself. When the taxes were reassessed, I had to go into my savings, because my mortgage payment went up $200 a month. Okay. I also drive by Howard Commons and I look at those apartments and I think, why are they going. I'd like to see you save those apartments and rent them to people at the kinds of
rents that the military staff were paying. If
because of code violations they cannot be saved, I'd
like to see you replace them unit for unit. I'd
like to see my daughters move in there, if possible.

I also represent Catholic
Charities. I work for Catholic Charities and the
Diocese of Trenton. The Diocese of Trenton covers
Monmouth, Ocean, Mercer and Burlington County and, I
have a statement, and I'm a member of the Consumer
Advocacy Network with Catholic Charities. We hold
an advocacy day and this spring we're holding a get
out and vote that day on that Advocacy Day for
homeless in the fall. So, we're doing everything we
can even to get the homeless folks to vote, because
they can. So, this statement comes from Joyce
Campbell, our director of community and government
relations, Catholic Charities, Diocese of Trenton.

The Diocese of Trenton has 42
parishes in Monmouth County with more than 100,000
members. Many of the parishes have social concerns,
ministries or St. Vincent dePaul chapters that
provide social services and financial assistance to

individuals and families in the community who are
faced with a financial crisis. These ministries
serve persons of any faith. The ministries have a
firsthand understanding of the lack of affordable
housing through those that come to their door
seeking help. Some of the parishioners are involved
in advocacy efforts through Catholic Charities,
Parish Social Ministry Program or by serving on our
Monmouth County Board. Catholic Charities Parish
Social Ministry office has worked in collaboration with the Catholic Parishes in Monmouth County for the past 16 months to meet the needs of those who seek financial assistance.

The parish emergency assistance program is founded by Catholic Charities and the Diocese of Trenton and provides financial grants to parishes to assist individuals in their communities. The majority of requests are for assistance with overdue rent or mortgage from working families. An illness or car repair bill can easily upset a family's budget and put them into crisis almost immediately. I frequently say, all of us are 30 days away from homelessness. These families have income, but not enough to cover a full month's rent when something like this happens.

Catholic Charities fully supports the development of affordable housing in Monmouth County as we have been witness to those struggling to make ends meet. When we began the assistance program last year, we did not expect the level of demand we have seen. While Monmouth County is a fairly wealthy county, there are many hard working families that are struggling with housing costs.

If you don't mind, I'll put on one more hat. I'm a member of St. Dorothea's Church. I'm a member of the Friends of the Poor. I'd like to read to you the bulletin announcement that we put in our bulletin this past Sunday. Unfortunately, most folks are working, so I don't know how many of them have been here. I just walked in the door.
Poor, we say, invite your presence and participation in a public hearing on, and you guys know who you are. Pray, August 15, our Feast of the Assumption, our diocese patronists. We believe that 1,500 affordable housing units should be provided in the Fort redevelopment plan over the next five to ten years. They currently provide for an estimated 375 over the next 10 to 20 years.

We're asking investigating increasing the number of affordable housing units. Affordable housing promotes economic growth. It helps the economy meet workers driving the economy to be able to live where they work.

Housing policy impacts educational opportunities. Affordable housing gives low and moderate income families access to better educational opportunities. Additional use of mixed income and moderate density housing development in the Fort's plan will increase affordable housing.

New Jersey Department of Community Affairs construction statistics show that from 1980 to 2006 approximately 38,000 low and moderate income units were built in the state. During that same period, about 660,000 market rate units were built and we all know what the market was like.

Based on these data, affordable housing constituted about five percent of total units built. And I thank my friends at the Monmouth A Team and the Housing and Community Development Network of New Jersey for these statistics.
We recommend Eatontown, Oceanport and Tinton Falls increase the amount of affordable housing on their portions of the Fort property.

Affordable housing is good for the economy.

Numerous occupations in New Jersey, social service workers, dental lab technicians, emergency dispatchers, preschool teachers, accounting clerks, child care workers, home health aides, school bus drivers, security guards, custodians, hair stylists, receptionists, cashiers, hotel workers, jitney bus drivers are paid less than required to afford safe, decent housing at current monthly rental rates. Keeping a roof over their heads is causing them upwards of 35 percent of their income.

And we need tax relief. Sure, it's true that municipalities continue to grow and work needs to continue on relieving property taxes. I'd love to have my property taxes relieved. The task should not be to stop slow growth, but channel it fairly and wisely. Fort Monmouth is a place to demonstrate how Smart Growth can be done, where affordable housing development is functional, fair, reasonable, substantial and not a major drain on resources.

And now I'm going home to my grandchild.

REVEREND PIERCE: Good afternoon.

My name is Reverend Robert D. Pierce, Senior. I'm assistant pastor of the New Beginnings Agape
Christian Center in Freehold. I'm on the board of the New Creations of Christ and the chairman of the IBC Community Development Corporation. I wasn't going to come up here to speak, but I was compelled after listening to such great testimonies.

I've been hearing the word opportunity. Opportunity. We have an opportunity here. And in the Galatians, the sixth chapter, Verse 10, Paul writes to the Church of Galatia, he says, therefore, as you have opportunity, do good unto all men. We have an opportunity here to do good. Now we can do some good with 375 units, but we can do much good with 1,500 units. And you have 12 days, I think I heard, to reconsider. Do you want to be the persons that did some good or do we want to do much good? You can leave a legacy in Monmouth County that we addressed the issue of affordable housing by doing much good. That's what I want to say. God be with all of you.

MR. WELCH: My name is Phil Welch. Again, W-E-L-C-H. I, actually, have some questions. This is regarding, I read through the report of the Social Services Advisory Committee meeting, the recommendations that were given on June 24 by Rose

Estephan, and I'm also trying to very quickly read the draft five of the Homeless Assistance Submission, and here are a couple questions. Given the statement that the homeless situation in Monmouth County is in a critical state, that's the first sentence in the report, and given that the SSCA is for
recommendation of 100 permanent supportive units to meet this needs, this need, why does table one in draft one of the Homeless Assistance Submission only show 40 units in the permanent supportive housing bank, less than half the number of recommended by the SSCA?

And, Rick, I was trying to follow your presentation and there may be more than 40, but, you know, the problem, I think, is of what we mean by units. You know, there are beds, there are units, there are individuals, there are families. So, let's just concentrate on units for a moment and probably units that would qualify under COAH, because they would have to have kitchen facility and so forth.

MR. HARRISON: COAH does not have anything to do with this homeless submission.

MR. WELCH: Okay. All right.

Let's just stick then to the...

MR. HARRISON: Number of units is 56 for the permanent supportive housing. It's 16 units minimum in the SRO facility and 40 single family units of varying bedroom counts.

MR. WELCH: There's still a discrepancy between the hundred that was recommended and the 56 that you just quoted.

MR. HARRISON: Yes, there is.

MR. WELCH: Why is that?

MR. HARRISON: Because that was the decision that was made, given all the balance considerations and in discussions amongst the board.
members that was the decision. SSCA was a
recommendation.

MR. WELCH: Well, I'd just like the
record to show that the recommendation was a hundred
units and what's being proposed is 56.

MR. HARRISON: Yes.

MR. WELCH: Okay. Next is the SSCA
recommendation was also for a minimum of 50 dwelling
units or approximately 130 individuals to meet the
need for emergency shelter. And, again, I refer to
table one in draft five. I believe it only shows 35
beds and you mentioned 40. Well, 35 or 40, and I

assume that 35 beds accommodate 35 individuals and
that's just about one quarter or one third of what
the recommendation was. So, I mean, am I missing
something here, that there's a...

MR. HARRISON: I'm not real clear
on your question, but the NOI that we were granting
to Monmouth County will accommodate 40 persons per
their request.

MR. WELCH: Well, I have the report
here from the SSCA and I believe it said it
recommended a minimum of 50 dwelling units. I
looked very, I read it very carefully or
approximately 130 individuals at the Monmouth County
shelter. That's what was, that was what was
recommended. That's what I read in the report. I
have it right here.

MR. HARRISON: I think the unit
count at SSCA was referring to total amount of units
for emergency shelters, which would have included
the domestic violence shelter, would have included
the count for Family Promise.

MR. WELCH: It shouldn't include
Family Promise, because that's a day center. Those
aren't units.

MR. HARRISON: Because it was going
to accommodate ten families, they considered that.
That's how they got up to the 50. That's being
accommodated is what was requested by the county for
whatever emergency shelter, which is 15,000 square
foot facility to be built to suit, which will
accommodate up to 40 homeless single adults. The
accommodation for 180 is going to be off site, but
well supported with the amount of $4.5 million to
help them pursue building a shelter on land that
they've already got a contract for sale on. Yes,
Family Promise, when we discussed this and, yes, in
the SSCA, was given credit for ten family units and
that's how the 50 came up. But, we are granting
everything that the county asked for in their NOI.
180 is being taken care of and Family Promise.

MR. WELCH: Okay. Thank you.
Maybe I misunderstood the figures that were in the
report.

MR. HARRISON: As I say, it's
difficult when you talk persons, bedrooms, family
units. It's all apples and oranges at times. So,
it's hard to quantify and, yeah, we did wrestle with
how do you take full credit, for lack of a better
word, for Family Promise because it's not a housing
unit, but it is accommodating ten families,
additional families.

MR. WELCH: Okay. Thank you.

REVEREND MAMCHAK: My name is Reverend Susan Mamchak, M-A-M-C-H-A-K, and if I told you who I was representing, you’d be typing your little fingers off. I only wanted to ask one thing. I came in here as an advocate for affordable housing. That's been said over and over. I'm not going to waste your time. What I am concerned about are a couple of words that were on your website. It said the Authority board members do not have to attend. I have worked for the last three weeks beating the bushes and announcing the most important meeting prior to you people submitting your final plan. How much more important could a meeting be? Does that mean that you don't have to attend?

I want to talk about honor just for a moment. Honor says, you do things whether people are watching, whether they're required, whether they cost you something or they don't. I didn't expect all of the members to show up. I really didn't. But, there's such a thing as a token. And the token is the chair, of any of them that should have attended this meeting, it would have been Chairman Lucky. The fact that the most important meeting, at least hearing, that this group has put together certainly in the last three months is not attended even by the chair shows, if nothing else, a bit of disrespect.
And, for that, I apologize on behalf of the board that they could not find, the same two, the time it gave the public the respect and the honor of hearing the impassioned pleas that you've heard. I wish you reconsider, because it gives the impression, at least to some, A, a lack of respect, and B, a bit of dishonor. Thank you.

MS. MISTRETTA: Just one other, Jeanette Mistretta from Freehold Township. I show properties every day. We talk about need here for housing and I don't know how many of you realize the properties that we show as realtors, condos and townhouses, that are short sales right now. Short sales, for lay people that don't understand the real estate term, means people owe more than their house is worth. Every day you go to these houses that means these people will be out on the street if they don't have a relative to go to. Their credit is shot to hell. They are going to be out there looking for rentals and they will be on the street. Besides all the people you heard, you have an influx of people that are going to be on the market and the housing market is not finished yet. We still and until that corrects itself, this is what you're going to have. People out there with bad credit that can't get rentals with children that need affordable housing. Sometimes you go home at the end of the day and you want to cry, because you walk into these houses and you walk into bedrooms where you know children live and they're going to be in that position in a short period of time.
So, you do need to consider what you're doing, because none of what you have here is quick enough, fast enough or is going to do the trick. Thank you.

MR. MAHEDY: Good afternoon. My name is Tom Mahedy, M-A-H-E-D-Y. I'm in Wall Township and I'm representing Fort Monmouth Earth Renaissance Peace Alliance, which is www.FMERPA.us. I'm also a member of Catholic Alliance for the Common Good, Pax Christi U.S.A., which is part of the international Catholic peace movement. We start reconciliation between those who are fighting after World War II and promotes nonviolence in trying to settle differences. Peace be with you.

On behalf of the Fort Monmouth Earth Peace Alliance I announce good news today. The new mission of Fort Monmouth is healing. All war planning and war making and war profiteering stops today. Conversion and transformation and turning away from all violence begins now. Scientists and engineers become the new mystics telling the universe story of the connection of all the earth community.

Nonviolence must be embraced. Weapons banned. Breads shared. Debts forgiven. Jubilee proclaimed. All life held sacred. There must be a great turning from empire and domination systems to earth community and reverence for all. The first shall be last and the last shall be first. The works of mercy now replace the works of war. We are to feed the hungry. Clothe the naked. Give
drink to the thirsty. Visit the imprisoned. Care for the sick. And bury the dead.

No longer shall we destroy crops and land, cease food supplies, destroy homes, scatter families, contaminate water, imprison the sinners, inflict wounds, burns or kill another. Swords are being turned into plowshears, spears into pruning hooks and we shall study more and more.

There's a wonderful earth renaissance occurring and

if you listen quietly you can hear her breathing. Everyone is needed for this great earth.

Outside in the parking lot is a car that has a coffin on top of it and I have with it some crosses of some names who folks who were killed. I ask you to look at it as you're leaving.

I see this plan not as a, as being proposed not as a plan of life, but a plan for death of death. And just a few areas that I see these so-called collateral damage that is being done by, first, Veterans Hospital is planned on being demolished and bulldozed and perhaps they might bring in a private entity so veterans could have a small room or small part of it and rent it out, but they will never get the numbers of the space that they need for all the traumatic brain injuries and lost limbs and injured souls that are coming back. What we need to do is to have a hospital and we also need a place where we can bring together those who have injured others and those who have been injured so there can be reconciliation.

Next item for collateral damage,
Howard Commons, 486 units, have it rehabbed for $20 million. Gas is turned off. It was encircled by fences and planned for demolition.

Next item of collateral damage, undocumented homeless people, especially homeless vets, and others who have no voice.

Number four in collateral damage, 30 acres of toxic dumps on the base that have literally been covered up with dirt. And it's called green space. We call it gangrene, because it will continue to ooze toxins, especially with the rising seas and the flood plain there. Also, search 24 underground storage tanks which the Army lawyers say that they do not have to clean up. This is part of the green, blue green area that they're calling open space, but if the future continues to use that, those items, that area for walking trails, they will be exposed to toxins.

The next area of collateral damage and plan of death is the public common good that's being stolen. The Pentagon wants 100 or $1 billion from this area. As of 2005, the laws have been changed, so that instead of giving the land back to the community, they're now saying that the Army and DOD owns it and that we have to buy it back from them. I see this as a theft. It's also an experiment to see what the people will put up with. Will they put up with this? Will they beg for a few crumbs of public housing when, in actuality, they already own it? The people own it. They've already
paid for it with all the tax money.

Public treasury is being looted also as a collateral damage by sweetheart deals with landowners and corporations. Everything's going from public to private. And when you say private, usually it's followed by a sign that says no trespassing.

The next area of collateral damage is peace. When the war contractors, the war profiteers corporations come onto base, which they are planning on doing, we lose all and any incentive for peace, because it's private war profiteers operations that allows the land and public money to push death and destruction for profit.

Next area of collateral damage for this plan of death, economic, social, political conversion and transformation.

Next area of collateral damage for this plan of death is healing in the alter of greed, racism, military violence and exploitation. As Martin Luther King has said, in a country that spends more in areas of the military, and they're not areas of social uplift, is one that is encroaching spiritual death.

Next areas of collateral damage is a field of dreams and hopes and aspirations that's being replaced by a field of nightmares.

Next area of collateral damage is earth and the life support systems. Prior to what was said, I've gone to the subcommittee meetings for the last two years. It's a very toxic area.
The next area for collateral damage and plan of death is public health and the environment.

And the last area on this list of collateral damage or the permanent plan of death is the future for our children, grandchildren and not just human, but all species.

I'm also concerned for the board here and there's a process of the future of people looking back and even possible war crimes, tribunals like they had after World War II in Nuremberg, Germany. And the bureaucrats who were involved were asked, why did you not do anything when you knew your county was involved in all these atrocities. They said, well, we were simply doing, we were following orders. And that was not acceptable, just following orders.

So, I am concerned for the staff here when we look back and the US possibly is brought up on war crimes. How can you continue to have a policy for war economy when all this is going on? Just to make connections with what's happening around the country, it's a very similar to what's happened in New Orleans. When they came in, when there was a disaster and they used that disaster to change from public to private. They closed public hospital. They closed the public schools. They demolish the public housing in order for corporations to come in and privatize to make money from it. What's happening in New Orleans, it's happening in Newark, it's happening across the...
country. Where the focus of security is not, does
not one have enough to eat and a place to eat and
art and museum and enjoy, but thinking that weapons
would help to provide security, which it does not.

And New Orleans we saw it. There
was a youth ethnic cleansing. And there was a
removal of poor people. All we must do is follow
the money to see where the actual priorities are.

I want to end with something that I
can't find right now. I'll read it. This is seen,
Artist 15, is seen as a holy day by many, especially

those in Catholic Church and this is a Litany of
Mary of Nazareth. I'm going to read this.

Glory to you, God, our creator.

Breathe into us new life, new meaning. Glory to
you, God, to you, God, our savior. Lead us in the
way of peace and justice. Glory to you, healing
spirit. Transform us to empower others. Mary,
wellspring of peace, be our guide, model of
strength, model of gentleness, model of trust, model
of courage, model of patience, model of risk, model
of openness, model of perseverance.

Mother of the liberator, pray for
us. Mother of the homeless. Mother of the dying.
Mother of the nonviolent. Mother of widowed
mothers. Mother of unwed mothers. Mother of a
political prisoner. Mother of a condemned. Mother
of the executed criminal.

Oppressed woman, lead us to life.
Liberator of the oppressed, marginalized woman,
comforter of the afflicted, cause of our joy, sign

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of contradiction, breaker of bondage, political
refugee, seeker of sanctuary, first disciple, sharer
in Christ's passion, seeker of God's will, witness
to Christ's resurrection.

Woman of mercy, empower us. Woman

of faith. Woman of contemplation. Woman of vision.
Woman of wisdom and understanding. Woman of grace
and truth. Woman pregnant with hope. Woman
centered in God.

REVEREND PRICE: Jane Price,
Reverend Jane Price. I wanted to support the
comments of Sue Mamchak with regard to the advisory
committees. Those that have met, I'd like to make
public the fact that many of the advisory
committees, as I believe required by law, have, in
fact, not met and that is a rather disturbing. As a
member of the public, I would also like to challenge
Rick, if you will, and maybe with the support of
Rose and Frank, to answer more adequately that
question of Phil's, which you ignored or which you
refused to answer.

And that is why, what are the
factors that went into the deliberations for
reducing the Social Services Committee's
recommendation of a hundred permanent supportive
housing units to 56. I think we have enough of the
important people here to be able to answer that.
And I think the public deserves an answer as to why
the hard work of the committee was reduced by nearly
50 percent.
And I also would like for you to answer whether or not you will consider the recommendations that have been made here today and whether you will reconsider postponing the submission of the plan and increasing the amount of permanent supportive housing, as well as homeless housing that you have recommended in the plan presented today?

MR. HARRISON: First of all, I did not ignore.

REVEREND PRICE: But, you didn't answer. You said you wouldn't answer. You said those things that went into it, you would not be able to talk about them. Well, answer it again then.

MR. HARRISON: I will answer the question. First of all, the committee was making a recommendation. The committee did not consider all of the other aspects involved in this plan. The other aspects being those issues of balance that I spoke about earlier, what the plan could sustain, what the infrastructure could sustain and what the towns could sustain from a fiscal impact perspective. Those are the things that were taken into account that were matched up against the recommendations of the committee and also discussed with other board members and that's how we arrived at that number.

Also, I will also add, that going into the negotiations we were looking at 50 units of
supportive housing and as a result of the
negotiations we were able to get that up to 56.
This is not a non-answer. This is an answer. You
were comparing a recommendation against advice and
data submitted by our planners that we also, the
information we got from other board members and
other communities, and if you had been to the public
hearings in the three towns, you would have heard a
whole other story from what you’re hearing today.
And those are things that have to get taken into
consideration and were taken into consideration in
arriving at the recommended number of 56.

REVEREND PRICE: Okay. So, we are
to understand that Eatontown, Tinton Falls and
Oceanport support 56 units?

MR. HARRISON: We're not going to
know for sure until the votes are tallied on the
27th. We're still getting comments in from the
three towns.

REVEREND PRICE: But, the members

of the Authority who represent those towns have
supported 56 units?

MR. HARRISON: We have had
discussions and we have had indications of support
for that, but there's a whole lot of other things
going in the plan that are involved in comments.
So, depending on what happens on one end of the
spectrum could impact what happens out as far as the
homeless accommodations.

REVEREND PRICE: I understand that.
I don't know how the detail of behind all your
deliberations, but from a surface position, can you understand why it seems like so little compared to 1,100 acres and 200, 300, however many demolishable units we're talking about and all those other things? It doesn't sound like balance.

MR. HARRISON: Everyone's entitled to their opinion, but there's been a lot of other data points that have been taken into consideration, all of which have been vetted publically, most of which we discussed here today in the two presentations. But, Frank?

MR. COSENTINO: We're absolutely respectable of the testimony we've heard here today and previously. And certainly anybody that thinks we're turning a deaf ear or blind eye misjudged us. And I think that that would be unfortunate. You advocate, you advocate very well, passionately. Others advocate for other things equally passionately. We're not afraid, let me tell you that right now. Someone spoke of fear. We're not afraid, but we are responsible to take into account all aspects of this plan. You advocate for one aspect and we respect that deeply, deeply. I ask you to understand that there are others who advocate for other things and one can't do all things.

The Reverend spoke earlier of we have 12 days to do something really well. I know what happened in seven days, because I remember that story. And we've done everything that we can to this point. We will continue to do that.

The show doesn't end on August 27
or September 8. We will continue with this. We will continue with this dialog. We will continue with this effort to find the right formula in the end. Will everybody be happy? That doesn't even happen in my family, but we will make every attempt to do the right thing, as we have all along.

And, so, that's our commitment to you and to everybody else who's not here that we've dealt with previously and we'll continue to deal with.

REVEREND PRICE: Can you answer whether you have the leeway to postpone submission of the plan and whether you will consider that?

MR. COSENTINO: No. Simple answer, no.

REVEREND PRICE: No, to both parts?

MR. COSENTINO: Yes, we will submit this plan on -- and, remember, this is not a master plan. People have used that expression. It is not a master plan. It is a concept plan which is supported by the economic study and it is, I haven't related with that study and also with the various needs of the community. Their master plans have been to a large degree incorporated into elements of this plan. And so it serves as a framework to go forward. On September 8, with the approval of the Governor, of course, this plan and its associated studies will go forward.

REVEREND PRICE: So, you will not be able to reconsider any increase in housing units between now and September 8?
MR. COSENTINO: I didn't say that.

You asked me if the plan could be postponed. The submittal could be postponed.

REVEREND PRICE: The second part was would you consider to postponing it. You said no, you're not. You don't have the ability to do that. But, am I to hear you're reconsidering the number of housing units?

MR. COSENTINO: We're continuing to consider all.

MR. HARRISON: We still have comments from the three towns we haven't gone to yet. This is not a done deal.

MS. GAY: Carol Gay. I neglected to ask my question before. At one of the last hearings, there was a comment, an answer to a question from the audience in regard to the occupancy. And I remember someone saying there would be no local incentives to bring occupants into this tract of land, but there might be state incentives.

MR. HARRISON: I...

MS. GAY: That's what I wrote down.

No local incentives. I guess the question had to do with tax abatements and that sort of thing.

MR. HARRISON: I think you're referring to our two consultants from ERA and we were talking about some of the fiscal impact for the towns. The day that they had calculated and I do believe the statement was made, that typically
incentives would come from the state, but I don't
know that the statement was ever made to local
incentives, but I think the numbers that they worked
on typically were dealing with state incentives, not
a local. That wasn't to be.

MS. GAY: Right. But, my question
is, at what point does the public have input into
the state incentives? Because, again, we don't want
to see our tax dollars used for bringing in private
military contractors with horrid human rights abuse
records. We are interested in the vision of peace
and justice and healing that you've heard today from
this audience.

MR. HARRISON: Well, that those
incentives could be negotiated outside this complete
process after someone buys the land from the Army
and we might not be involved in state incentives.

MS. GAY: What about this
transition team? Will they have a voice on these
incentives and how our...

MR. MISTRY: I think the transition
team, I'm not clear what you...

MS. GAY: You said a transition
authority coming in next.

MR. HARRISON: Implementation.

MR. COSENTINO: You're talking
about the implementation.

MS. GAY: The implementation
authority.

MR. COSENTINO: I don't know how to
answer your question. I can't tell you what the
implementation authority might have the authority
for. It's premature to even try to address that.

MS. GAY: Okay. Well, I hope state
representatives here today will convey our message
to the Governor and whatever state authorities need
to hear this, that we are interested in the vision
of peace, justice and healing expressed by the
citizens here today, as opposed to, you know, the
tax dollars going into private military contractors
who have spent our tax dollars with no
accountability whatsoever. We're looking for
accountability. Thank you.

MR. COSENTINO: Thank you.

REVEREND PRICE: I have no way of
changing or amending the record, but I do want to
say, not by any stretch of the imagination, did I
talk about the staff of being disrespectful. Frank,
Rick -- I don't remember your name. But, anyway, I
just don't and General doesn't always do it. My
point is this. It is not the staff that's been
disrespectful. Diane and some of the others have
been more than helpful. My difficulty was with the
Authority board itself. So, please, if that needs
to be amended in the record, please do so.

MR. WELCH: Phil Welch. I have a
couple other questions. What additional obligations
for affordable housing do FMERPA need all and its
consultants feel will prove to the three towns
surrounding the Fort and the developers which
purchased the Fort property from the Department of
Defense? Let me clarify that.

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Ira_hearing

I understand that right now, because it's federal property, there are no COAH affordable housing obligations, but as soon as it is conveyed to a developer, then my understanding is it will pick up affordable housing obligation. So, my question is, apart from the obligations that currently exist under the third round rules, what does FMERPA feel that the additional requirements of affordable housing will be that will approve once the land is sold.

MR. HARRISON: Well, that's still all being worked by COAH and the writing of the regulations. So, we don't have an answer for that. We will tell you that in the plan we are making accommodations to cover any obligation that may be generated by this development with the best numbers that we currently have and that number has been talked about here today.

MR. MISTRY: I can't answer your question, Mr. Welch. I just wanted to make the statement, as you're aware, A-500 was signed into law recently and it's my understanding that COAH is proceeding with the right of drafting the implementation of the regulation for A-500 and, unfortunately, for this board, is happening as we speak. So, at this time, it's not entirely clear exactly what COAH's regulations to implement A-500 are going to result in and how that will result Fort Monmouth, but, as you know, Fort Monmouth is within one of the regions approaches.

MR. WELCH: Yes.
MR. MISTRY: I just want to make that statement.

MR. WELCH: Well...

MR. HARRISON: We're, we don't have an answer, but we're hoping to accommodate.

MR. COSENTINO: I want to add, let it not be lost on the audience that remains here, the municipalities that we have been talking about have a COAH obligation. So, those units are going to be accommodated, certainly as will be required by COAH. So, they will be available on what one would anticipate in the appropriate period of time in addition to whatever goes onto the Fort. So, I hope that people understand that this is not, this number that's been talked about, is not the number for all three towns and meeting their COAH obligation.

Well, I think that that's easily misunderstood by the misinformed. And it's very important for those of you who are still here to make sure you understand that that's a separate issue outside of this region that Kavin just described.

MR. WELCH: Let me just follow it up and say that I heard, and I think all of us heard the mayor say in the meeting recently, that they couldn't vote on a plan until they understood the full obligation with regarding affordable housing. And so that says to me that there's a lot of work going on currently to figure out what that obligation is and that, honestly, scares me a little
bit, because I have spoken to the executive director of COAH and said, I understand you're meeting with him and Frank Banish made no bones about it. He said he is going to be meeting with Melissa Orson and others with COAH to work that out.

I think that if we want to do that in an expeditious fashion, we need to bring all parties to the table at the same time. I suggested that to Lucy Vandenberg and we do have a separate meeting set up with COAH. But, my fear is if we do this in a piece wise fashion, it's going to take a long time and that's, I mean, that should be scary to you as well.

MR. MISTRY: I'd just like to make this statement that there are dialog meetings taking place with FMERPA consultants, members of the FMERPA consultant team. You mentioned Mr. Banish and that's continuing. The, as much comfort as the Authority board can receive prior to the August 27 board meeting where the plan will be up for approval and adoption is being attempted to be made. I cannot speak as to what level of comfort the mayors of Eatontown, Oceanport, Tinton Falls will have to accept or comfort to level of acceptance or what level they will come to and I expect that we, the Board and the staff, will be working on this issue post the 27th, specifically in reference to reviewing the regulations being, that will be proposed by COAH and commenting on their affect.

MR. WELCH: Well, let me just go on the record as saying it's difficult, as a member of
the public, to comment on COAH obligations that you
admit do not now exist. And let me also say that...

MR. MISTRY: I think that, correct,
I don't think anyone at this today has said that
COAH obligations does not exist.

MR. WELCH: For the Fort property
itself.

MR. MISTRY: It's federal
government. As a federal property, that's one
issue. When the property comes back into the state,
that's a totally different issue. That is what this
plan is designed to address.

MR. WELCH: But, the point is, I've
just heard that those obligations for the Fort
property, once it becomes privatized, if you will,
are not known at this point. We're having a public
hearing on this plan and you don't know what those
obligations are going to be. It's difficult to
comment.

Let me just add to that, that in
the post-8/27 work that's done on COAH obligations,
the Monmouth Advocacy Team and others would like to
be a part of that discussion, because we think we
are stakeholders in that process. We know we are
stakeholders in that process.

MR. COSENTINO: We understand your
position.

MR. HARRISON: I want to point out
this plan going to HUD, there is no requirement,
federal requirement, on COAH or affordable housing.
And so it doesn't need to be mentioned in this plan.
The plan is set up to accommodate future obligations imposed by the state and those obligations could be accommodated in any of the housing that's here in the plan. So, whatever comes out in COAH, we believe could be accommodated by this plan, but it's not necessary to outline that for the purposes of the HUD submission.

MR. MISTRY: And, Rick, you may want to clarify. The plan today, as best as the Authority's advocate can do and the consultant can do is take into account the current state of the law regarding COAH. So, to say that it is correct, no one in the state completely knows what their obligation is.

MR. WELCH: Right.

MR. MISTRY: I want to clarify that. I don't want it to appear that the Authority is, has, you know, has its head in the sand with regard to COAH.

MR. WELCH: No.

MR. MISTRY: As best as we can, good faith effort, the Authority has gone forth, the consultant teams has gone forth to try to determine what the COAH obligation is and to continue to do that, doing it, trying to present their best, their best effort.

MR. WELCH: I understand that and I'm not faulting anyone. I'm just stating the fact that, you know, the information on the plan, I mean, this is the submission and, correct me if I'm wrong, but this particular hearing is on both the Homeless
Assistance Submission and the redevelopment plan.
That is in the title of this public hearing. So, those things are both supposed to be commented on.
My point is, if we don't have the information, and I'm not faulting anyone, I'm saying we don't have the information, therefore, we can not comment on it. And, so, as the information becomes available, we would like to understand it. We would like to join with you in finalizing what that obligation will be, because I think that is the most expeditious way to handle this. Okay?

MR. MISTRY: Let me just state for the record, as information, as changes are made to the plan, as you see it in front of you, the statute requires, the state statute requires the same type of public hearing process to take place in terms of changes or amendments.

MR. WELCH: Good. Good. Okay.

MR. HARRISON: One final note, we've said all along, that this development, we would like for people not to be able to tell a market unit from an affordable unit. So, anything that's in this plan could accommodate affordable or market. That's been our goal as we developed this plan. So, that pretty much enables us to move forward in anticipation of whatever the COAH regulations might ultimately come down. So, I think the plan will learn and the plan is ready to accommodate that, whatever it might turn out to be.

MR. WELCH: Okay. I'd just like to wrap up and thank all those people that spoke here.
Today. I think it's clear that there are a number of people that are concerned about the amount of the affordable housing and the redevelopment plan as it stands. In fact, let me just say the provision for housing, which is affordable at Fort Monmouth, and the current redevelopment plan, especially in the next five to ten years, is far from adequate to meet the needs of the households here. The implied message to those in desperate need of safe, decent affordable housing, you may be an important part of our economy in jobs and shopping, but we can't find space for you to live here.

I hope and I pray that we haven't become so, quote, successful, unquote, and self-absorbed is another word for it, that we've forgotten the words inscribed in that statue in the bay not too far away. Give me your tired, your poor, your huddled masses yearning to breathe free. The wretched refuse of your teeming shore, send these the homeless temptes-tost to me, I lift my lamp beside the golden door. That's the excerpt from the New Colossus poem by Emma Lazarus, which is inscribed in the Statue of Liberty, our national symbol of freedom and opportunity.

Monmouth County has become a golden destination, a jewel in the midst of the State of New Jersey. Unfortunately, in the process we've lost sight of the need to provide homes here for all who need it. The redevelopment of Fort Monmouth, as many people have said before me, provides a unique
opportunity to demonstrate anew, that we are still a
land of the freedom and opportunity open to all.

I urge all FMERPA members to
withhold approval of the final draft redevelopment
plan until it is upgraded to include the 1,500
affordable units needed over the next five to ten
years. FMERPA members include both elected and
appointed officials representing various points of
view for Monmouth County. I ask each one of the
FMERPA members and the FMERPA staff to consider
carefully everything you have heard today and over
the past 20 months and not to approve the plan for
the Fort until it reflects the highest and best
response to the needs of all the residents in the
county.

Furthermore, I urge the FMERPA
staff to continue working diligently with their
master planner, EDAW, and all its consultants to
develop creative practical solutions to any issues
that might temporarily stand in the way of making
this plan the very best possible.

Finally, I urge those participants
representing Governor Corzine to make sure that the
Governor understands that the Monmouth County
Advocacy Team and all of its affiliated
organizations are not satisfied with the
redevelopment plan as it currently stands. We have
heard the Governor's repeated call for a hundred
thousand affordable housing units in the state by
2014. We witnessed his signing last month of the
landmark A-500 housing bill. We have been told
lra_hearing

numerous times that he looks over and approves every
set of minutes from this Authority. If so, then he
should be well aware of our rallying cries for 1,500
affordable units.

It's not too late to take steps to
rectify this situation without resorting to serious
political and legal action. However, the time and
our patience are growing short. Please heed our
call for changes to this plan before it's too late.
We all want a plan that we can implement knowing
that it is absolutely the best that it can be for
the residents of Monmouth County and a beacon of
hope for the rest of New Jersey. Thank you.

MR. COSENTINO: Thank you and thank
you everyone for their participation. Do we have

anything else, Rick?

MR. HARRISON: I think we have
someone else queued up here.

MS. ZUCARO: This is Linda Zucaro
again. This is sort of a procedure question. Is it
Kavin? Am I addressing you correctly?

MR. MISTRY: Kavin.

MS. ZUCARO: Do I understand
correctly the statute requires a nine person voting
panel? And, if that is the case, I understand
currently there are eight members, because of one
resignation. Can you comment on any of that?

MR. MISTRY: The state statute sets
up a board of nine voting members and one nonvoting
member. It doesn't, I don't exactly understand what
you're getting at.
MS. ZUCARO: If there are, because of one resignation, eight voting members currently, does that...

MR. MISTRY: Okay. I now understand what you're asking. As long as there's a quorum of five voting members, the Authority can conduct business. And the Authority statute sets forth certain requirements where six votes are needed for certain actions. So, as long as there's five for a quorum and six board members for certain actions regarding the Authority, they can vote on certain actions.

MS. ZUCARO: Thank you.

MR. MAHEDY: This is Tom Mahedy, M-A-H-E-D-Y. I just want to make just a few comments about the housing from the very beginnings, which was three years ago. I felt the process was not free and fair. I'm using a football analogy. I think that the process started, but most weren't informed until the last two minutes to get involved. And, also, as far as the, how they were treated, folks that were advocating for housing, how they were treated by the opposed people that were lobbyists for corporations and how they were treated, they were two separate things.

Some concrete examples. Linda Cherette, from HUD, the first presentation she made, she said that she was not really going to be advocating for too much housing, because the Army had sent a message that they wanted to get as much money as they could for the space. When I heard
that, I thought it was very tragic. A group that's
supposed to be Housing and Urban Development was not
going to do the job and his people have renamed HUD
in New Orleans, instead of Housing and Urban
Development, but Housing and Urban Demolition for
Destruction.

And that was followed up by the
first tour for housing advocates, which was what was
called a windshield tour. And the advocates at that
time were told that they could or had to put in a
proposal or notice of intent just from driving by
the buildings. And many were discouraged after that
and gave up. And I know there's a lot of
documentation about what the FMERPA did or did not
do, but being part of their process and actually
being thrown off the bus with the tourists saying
their part of humanizing and economic and fair
housing is a whole different picture.

And as far as an additional tour
for the toxic sites on base, I was thrown off that
and off the subcommittee, because I was too honest
about what was going on with the cover up. We're
still waiting for a tour of the toxic sites for the
public to report on them.

Also, on a personal, on another
issue, a person that brought up before, Jackie,
Jackie Vashey has had meetings with FMERPA. My
contcern is what was just said, that once the land is
bought, that a developer can have anybody come on.
That's what part of my concern is. What if it becomes privatized and we have less oversight. I'm very concerned about things like that, Blackwater. Also with FMERPA looking at how they brought in Blackwater into New Orleans, who shot people in the back. And then how the board, which was privatized as well, which we still don't know the exact number of people who will go. So, I am very concerned about the privatization once a developer comes in.

Also the areas of that was spoke of, EDAW had floated the idea of ships being manufactured here in the form of EID. There was a lot of questions going on with that now, as far as problems with overzealous government surveillance and also the area of bio technic and stem cell research. That area was already voted down by the people of New Jersey at November primary.

The area, as far as the Social Services Subcommittee, we had a public member. It was only two public members on the board, Anna and Russell Valentine, who also goes by the nickname of Brewster. He was a no show. He never came to one single meeting. We see that as a huge problem, because there was a lot of people who could have been on that board. He lives in Pennsylvania. How was a person picked of Pennsylvania to be half of the vote of the public representation on the Social Service Advisory Board and he never showed up. It was a huge, huge. I'm not sure what the word is. There was an oversight. It was very deliberate to go out of state, to let someone, and then we had a
constant problem trying to get information. And we
were told, well, we were not on the panel and we
weren't on the board.

So, these are just a few examples
of the process being less than fair, especially for
people who are advocating those who are most
vulnerable. And then there's a question of the
phone. This is a small thing, but big thing with
FERPA changed their offices and then I tried a
number of times, because I misplaced the phone
number, trying to find out from directory assistance
what the phone number was. And I think it was
almost, it took almost two months that it was not
listed. And this is during a time frame when there
was a lot of deadlines that were happening. This is
a group that's full of high tech people.

So, these are just a few comments
to make. Also, concerning the geothermal, my

understanding was that a number of buildings were
cut off from the geothermal system because of lack
of money. I wanted to say, too, as far as the
toxins on base, if you want to know what it means to
build on a toxic place, I'll have a speaker tomorrow
at 3:30 at the Clearwater Festival called Lois Marie
Gibbs, who lived in a Love Canal and an example of
what happens when you build on a toxic place and, of
course, many people there got sick and died from
exposure to toxins.

Let me see. I think that was about
it. I'm just checking. I'm also concerned about
the contractors who are chosen, EDAW, Matrix, et
cetera. They're very involved with the association for defense communities and that they mean that. I felt that they were insiders and out to serve an agenda and that's why they're chosen time and time again by the Army and Matrix also is pushing for the privatization. And, again, these are privatized, there's less oversight.

And the last comment, I think the mayors have been in a very tough situation in that they wanted to get something from this plan. So, I think they've had to sort of hush or sensor their concern especially about the environmental contamination, ignore that they could perhaps get a few crumbs from the plate and this goes back to the Army having their final say after HUD approves it or does not approve it. Give you something to stop and think.

MR. HARRISON: I don't see anyone else lined up to comment. With that, I'll thank you again for your participation. We will consider your comments and input and let the record reflect the FMERPA public hearing adjourned at 1:38 p.m. Public hearing is now adjourned. Thank you.

(Adjournment.)
CERTIFICATE

I, DENISE L. SWEET, a Certified Court Reporter, Registered Professional Reporter, and Notary Public of the State of New Jersey, do hereby certify that the foregoing is a true and accurate transcript of the testimony as taken by and before me at the time, place and on the date hereinbefore set forth.

I DO FURTHER CERTIFY that I am neither a relative nor employee nor attorney or counsel of any of the parties to this action, and that I am neither a relative nor employee of such attorney or counsel, and that I am not financially interested in the action.

DENISE L. SWEET, CCR, RPR
License Number XI02042
Notary Public of New Jersey

My Commission expires:
December 29, 2008
Exhibit b37

LRA Presentation
Exhibit b37: LRA Presentation

Fort Monmouth Economic Revitalization Planning Authority

LRA Application Public Hearing
August 15, 2008
10:00 AM, Tinton Falls
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 , 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)
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 – August 27, 2008
- Governor Approves minutes of August 27, 2008 Meeting prior to September 8, 2008
- Submittal of LRA – Application to HUD/DoD – September 8, 2008
- 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
  – LRA- Application – August 15, 2008
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

<table>
<thead>
<tr>
<th></th>
<th></th>
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<tbody>
<tr>
<td>Families w/children</td>
<td>175</td>
<td>140</td>
</tr>
<tr>
<td>Persons in families w/children</td>
<td>388</td>
<td>452</td>
</tr>
<tr>
<td>Persons in Households without children</td>
<td>442</td>
<td>304</td>
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<tr>
<td>Total Homeless Persons</td>
<td>830</td>
<td>756</td>
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</table>
Information about the Homeless in Monmouth County

Monmouth County Continuum of Care Application - CoC Housing Inventory Charts

Exhibit 1

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>Family Units</th>
<th>Family Beds</th>
<th>Indiv/CH Beds</th>
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<tbody>
<tr>
<td>Emergency Shelter Unmet Need</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Transitional Unmet Need</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Permanent Supportive Unmet Need</td>
<td>350</td>
<td>750</td>
<td>900/200</td>
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</table>

FMERPA
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
• Mapping NOIs to Needs
  – 14 Homeless Assistance NOIs received requesting over 1748 units and 5-10 acres of land

<table>
<thead>
<tr>
<th># NOIs</th>
<th>Emergency</th>
<th>Transitional</th>
<th>Permanent Supportive</th>
</tr>
</thead>
<tbody>
<tr>
<td>14</td>
<td>6</td>
<td>3</td>
<td>8</td>
</tr>
</tbody>
</table>
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 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
### Impact on Need

<table>
<thead>
<tr>
<th>MCCoC Permanent Housing Unmet Need</th>
<th>Fort Monmouth Proposed Permanent Units</th>
<th>% Fort Monmouth of Unmet Need</th>
</tr>
</thead>
<tbody>
<tr>
<td>350</td>
<td>56</td>
<td>16%</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Number of Homeless Monmouth County</th>
<th>Proposed Number of Homeless Fort Monmouth</th>
<th>% Fort Monmouth Homeless of County Homeless</th>
</tr>
</thead>
<tbody>
<tr>
<td>900</td>
<td>184</td>
<td>20%</td>
</tr>
</tbody>
</table>

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

FMERPA
Fort Monmouth Economic Revitalization Planning Authority

Fort Monmouth Accommodation Comparisons to Overall County

<table>
<thead>
<tr>
<th>Number Homeless</th>
<th>Fort Monmouth Dwelling units as a % of Total County Dwelling Units</th>
<th>Homeless persons to be accommodated based on Dwelling Units %</th>
</tr>
</thead>
<tbody>
<tr>
<td>900</td>
<td>.62%</td>
<td>6</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Number Homeless</th>
<th>Fort Monmouth acreage as a % of Total County acreage</th>
<th>Homeless persons based on acreage %</th>
</tr>
</thead>
<tbody>
<tr>
<td>900</td>
<td>.37%</td>
<td>3</td>
</tr>
</tbody>
</table>

FMERPA 20
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
Questions and Comments

Thank you for your interest and time!

We welcome, and will consider, your comments and input.
Exhibit b38

List of Public Benefit
Conveyance NOIs
<table>
<thead>
<tr>
<th>ORGANIZATION</th>
<th>TYPE</th>
<th>Property Requested</th>
</tr>
</thead>
<tbody>
<tr>
<td>The American Legion EATONTOWN POST 325</td>
<td>PBC</td>
<td>Building</td>
</tr>
<tr>
<td>Board of Chosen Freeholders</td>
<td>PBC</td>
<td>Patterson Health Clinic</td>
</tr>
<tr>
<td>FBO NA in New Jersey</td>
<td>PBC</td>
<td>Narcotics Anon</td>
</tr>
<tr>
<td>Habitat for Humanity</td>
<td>PBC</td>
<td>Self Help Housing</td>
</tr>
<tr>
<td>Mon Cty Regional Health Commission No. 1</td>
<td>PBC</td>
<td>Armstrong Hall, Building 800</td>
</tr>
<tr>
<td>The Arc of Monmouth</td>
<td>PBC</td>
<td>Housing</td>
</tr>
<tr>
<td>The NASS/NJC, North American Social Services</td>
<td>PBC</td>
<td>Admin Building</td>
</tr>
<tr>
<td>The Wellness Community</td>
<td>PBC</td>
<td>Building</td>
</tr>
<tr>
<td>Borough of Tinton Falls</td>
<td>PBC</td>
<td>Land, Admin building, fire academy and range</td>
</tr>
<tr>
<td>Borough of Oceanport</td>
<td>PBC</td>
<td>Library</td>
</tr>
<tr>
<td>City of Mon Parks and Recreation</td>
<td>PBC</td>
<td>Open Space, bowling alley, fitness center, Lane Hall, Youth Center, Ponds and Gazebo</td>
</tr>
<tr>
<td>Jersey Shore Junior Golf</td>
<td>PBC</td>
<td>Building/land</td>
</tr>
<tr>
<td>Jersey Shore Running Club</td>
<td>PBC</td>
<td>Building/land</td>
</tr>
<tr>
<td>Peninsular Soccer Club</td>
<td>PBC</td>
<td>Building/land</td>
</tr>
<tr>
<td>Shrewsbury First Assembly of God</td>
<td>PBC/N</td>
<td>Main Post Chapel</td>
</tr>
<tr>
<td>NJ Fire Engine &amp; Equipment Museum</td>
<td>PBC</td>
<td>Building/land</td>
</tr>
<tr>
<td>Department of Law &amp; Public Safety</td>
<td>PBC</td>
<td>USMAPS, Sports Bubble, 1203, Fire Academy, Range, Meyers Hall</td>
</tr>
<tr>
<td>Borough of Oceanport, Dept of Fire</td>
<td>PBC</td>
<td>Firehouse</td>
</tr>
<tr>
<td>Mon Cty Office of Emergency Management</td>
<td>PBC</td>
<td>Both Firehouses, Radio Tower</td>
</tr>
<tr>
<td>Oceanport Police Department</td>
<td>PBC</td>
<td>Buildings 800, 801, 803</td>
</tr>
<tr>
<td>Tinton Falls Fire District 1</td>
<td>PBC</td>
<td>CW Firehouse</td>
</tr>
<tr>
<td>Brookdale Community College</td>
<td>PBC</td>
<td>Sports bubble, Motor Pool Complex, Armstrong Hall</td>
</tr>
<tr>
<td>Monmouth University</td>
<td>PBC</td>
<td>Graduate Student and Faculty Housing, Sports Bubble, Bowling Alley</td>
</tr>
<tr>
<td>Mon-Oc Educational Services Commission</td>
<td>PBC</td>
<td>Armstrong Hall, Building 800</td>
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<tr>
<td>NJ Commission on Higher Education</td>
<td>PBC</td>
<td>Educational Facility</td>
</tr>
<tr>
<td>Oceanport Board of Education</td>
<td>PBC</td>
<td>McAfee</td>
</tr>
<tr>
<td>Borough of Tinton Falls</td>
<td>PBC</td>
<td>Pearl Harbor Road</td>
</tr>
<tr>
<td>Middlesex Educational Service Commission</td>
<td>PBC</td>
<td>Educational Facility</td>
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