



# **ECONOMIC DIVERSIFICATION PLAN**

## ***NAS JRB WILLOW GROVE – HORSHAM TOWNSHIP, PENNSYLVANIA***

**Community Meeting #5, Recommended  
Alternative for the Redevelopment Plan**



# Agenda



- Introduction
- Presentation of the TRF/BCHG Plan
- Recap of the Project and Process
- Summary of the Redevelopment Plan Analysis Conclusions
  - Financial Feasibility
  - Economic and Fiscal Impact
  - “Balance” Assessment
- Recommendation for the Redevelopment Plan
- Open Comment Period (Public)
- LRA Subcommittee: Approval of the Recommended Alternative
- Remaining Steps in the Process

# TRF/BCHG Plan



- [Presentation by TRF/BCHG](#)

# Shenandoah Woods: Alternatives Considered



Alt.	Description	ALDIE (Five Buildings)	Warminster Park	New Single Family	Renovated Existing Units
S-2	Demo <b>35</b> buildings & Build <b>69</b> For-Sale SF Homes	N	Y	69	-
S-3	Renovate <b>175</b> Townhome Units - Sell	N	Y	-	175
S-5	Demo <b>30</b> buildings & Build <b>61</b> For-Sale SF Homes	Y	Y	61	-
S-8	Demo <b>40</b> buildings & Build <b>81</b> For-Sale SF Homes	N	N	81	-
S-9	Demo <b>40</b> buildings & Build <b>71</b> For-Sale SF Homes using existing roads	N	N	71	-
S-10	<b>TRF Plan</b> - Mix of Single Family and Semi-Detached	N	N	25	88

# Jacksonville Road: Alternatives Considered



Alternative	Description	New Single Family	Renovated Existing Units	Square Feet of Office
J-1	ATG Learning Academy	-	6	10,200
J-3	Renovate <b>6</b> Single Family	-	6	-
J-5	Demo <b>6</b> buildings build <b>4</b> new Single Family	4	-	-
J-6	Renovate <b>6</b> units for office	-	6	8,140
J-8	Demo <b>6</b> buildings build <b>17,000</b> SF of Office	-	-	17,000
J-9	Demo 6 buildings build 5,500 SF of Offices for BCHG	-	-	5,500

# Recap: Evaluation Criteria



- Financial Feasibility
- Economic and Fiscal Impact
- Community “Balance”

# Shenandoah Woods: Financial Feasibility



Alternative	Description	ALDIE (Five Buildings)	Warminster Park	Single Family	Renovated Existing Units	Feasible (Y/N)	Supportable Acquisition Costs to DOD
S-2	Demo <b>35</b> buildings & Build <b>69</b> For-Sale SF Homes	N	Y	69	-	N	NA
S-3	Renovate <b>175</b> Townhome Units - Sell	N	Y	-	175	Y	\$17,500,000
S-5	Demo <b>30</b> buildings & Build <b>61</b> For-Sale SF Homes	Y	Y	61	-	N	NA
S-8	Demo <b>40</b> buildings & Build <b>81</b> For-Sale SF Homes	N	N	81	-	N	NA
S-9	Demo <b>40</b> buildings & Build <b>71</b> For-Sale SF Homes using existing roads	N	N	71	-	Y	\$1,000,000
S-10	<b>TRF Plan</b> - Build <b>25</b> Single Family and Major Renovations ( <b>88</b> )	N	N	25	88	Y	\$6,000,000*

\* Proceeds could be used to pay DoD for property and capitalize the Homeless Assistance Fund (HAF); market comp for land value per unit may be 10% of total development cost

# Jacksonville Road: Financial Feasibility



Alternative	Description	New Single Family	Renovated Existing Units	Square Feet of Office	Feasible (Y/N)	Supportable Acquisition Costs to DOD
J-1	ATG Learning Academy	-	6	-	Y	n/a
J-3	Renovate 6 Single Family	-	6	-	Y	\$575,344
J-5	Demo 6 buildings, build 4 new Single Family	4	-	-	N	n/a
J-6	Renovate 6 units for office	-	-	10,200	Y	\$1,105,681
J-8	Demo 6 buildings, build 17,000 SF of Office	-	-	17,000	Y	\$565,350
J-9	Demo 6 buildings, build 6,000 SF of Office	-	-	5,500	Y	n/a



# Shenandoah Woods: Economic and Fiscal Impact



Alternative	Households	Income Tax per Unit	Property Tax per Unit	HH Share of Budget	Net Cost/Benefit	Total Net Cost/Benefit	Local Spending Direct Outlays
S-5	61	\$454	\$498	\$805	\$147	\$8,953	\$2,105,816
S-2	69	\$454	\$498	\$805	\$147	\$10,127	\$2,381,988
S-9	71	\$454	\$498	\$805	\$147	\$10,420	\$2,451,032
S-8	81	\$454	\$498	\$805	\$147	\$11,888	\$2,796,247
S-10	113	\$360	\$395	\$805	-\$50	-\$5,686	\$3,093,365
S-3	175	\$176	\$193	\$805	-\$436	-\$76,358	\$2,340,994
S-3b	175	\$70	\$193	\$805	-\$542	-\$94,840	\$2,340,994

Shenandoah Woods Fiscal Summary - Centennial School District Services						
Alternative	Households	Income Tax per Unit	Property Tax per Unit	HH Cost per Pupil	Pupil Generation	Net Cost/Benefit
S-5	61	\$454	\$4,235	\$8,934	33	-\$7,499
S-2	69	\$454	\$4,235	\$8,934	37	-\$8,482
S-8	71	\$454	\$4,235	\$8,934	38	-\$8,728
S-9	81	\$454	\$4,235	\$8,934	44	-\$9,957
S-10	113	\$360	\$3,359	\$8,934	61	-\$123,596
S-3	175	\$176	\$1,641	\$8,934	94	-\$524,177
S-3b	175	\$70	\$1,641	\$8,934	0	\$299,531

# Jacksonville Road: Economic and Fiscal Impact



Alt.	Use Type	Est. Value	Property Taxes	Emp.	Total Annual Wages	Local Spending Direct Outlays
J-1	Educational	n/a	Exempt	6	\$341,340	n/a
J-2	Transitional Housing	\$600,000	\$8,457	n/a	n/a	\$129,456
J-3	Rehab Housing	\$900,000	\$12,685	n/a	n/a	\$77,674
J-5	4 SFD (\$350K)	\$1,400,000	\$19,733	n/a	n/a	\$120,826
J-6	8140 SF Office	\$1,201,057	\$16,929	33	\$1,669,992	n/a
J-8	17,500 SF Office	\$2,507,556	\$35,343	70	\$3,590,278	n/a
J-9	5,500 SF BCHG Offices	\$1,200,000	Exempt	22	\$1,128,373	n/a

# Shenandoah Woods: Balance Review



- TRF/BCHG – Residential Development
  - Consistent with the surrounding community
  - Addresses the public need for storm water management
  - Maintains the wooded conservation area open space
  - Provides important funding for the area homeless – a need identified in the Continuum of Care
- Warminster Township – Parks and Storm water Management
  - Compatible with the surrounding community
  - Provides a public benefit (parks and storm water management)
- Aldie Foundation – Housing for Recovering Substance Abuse
  - Provides homeless benefit
  - Inconsistent with the surrounding uses

# Jacksonville Road: Balance Review



- TRF/BCHG – BCHG Offices
  - Provides a homeless benefit through BCHG office use
  - Provides supplemental storage and activity space
  - Consistent with surrounding uses
  - Is a component of the comprehensive TRF/BCHG approach
- ATG Learning Academy – School
  - Provides an educational benefit
  - Provides economic benefit in additional jobs
  - Consistent with surrounding uses
- On Balance, the TRF/BCHG property provides a greater overall benefit to the community and homeless in Warminster Township and Bucks County.

# Recommendation: TRF/BCHG Plan



- The TRF/BCHG Plan is financially feasible
- The Homeless Trust Fund fills a need for homeless funding identified in the Continuum of Care and the Consolidated Plan
- Important office and support space for BCHG will enhance their mission
- The housing is consistent and compatible with surrounding uses
- The storm water retention provides a necessary public benefit
- The TRF/BCHG plan has received positive feedback from the public during the public meetings

# Discussion



**Open Floor for Public Comment**

# LRA Subcommittee Decision: TRF/BCHG Plan



- LRA Subcommittee vote to approve the TRF/BCHG Plan as the preferred alternative for the Willow Grove NAS/JRB Housing Area Redevelopment Plan for final approval of the full LRA
- Remaining Steps:
  - LRA votes to approve the recommended alternative
  - Letters of Conditional Withdrawal submitted
  - Legally Binding Agreements drafted and ratified
  - Submit the Redevelopment Plan and Homeless Assistance Submission
  - HUD Review and (hopefully) Approval of the Redevelopment Plan and Homeless Assistance Submission