

Tabulation of Credit Allocation for Affordable Housing Sites, per Round
Aberdeen Township, Monmouth County, New Jersey

PRIOR ROUND		PROSPECTIVE		TOTAL PRIOR + PROSPECTIVE TOTALS	UNMET NEED
OBLIGATION		OBLIGATION		TOTALS	OBLIGATION
Prior Round Obligation		Prospective Need Obligation		600	Unmet Need (Prospective Need - RDP)
BONUSES/CAPS		BONUSES/CAPS		TOTALS	BONUSES/CAPS
Senior Cap (25% of Obligation, rounded down)	270	330		600	152
Rental Bonus Cap (25% of Obligation, rounded down)		178			
Rental Obligation (25% of Obligation, rounded up)					
COMPLIANCE MECHANISMS		COMPLIANCE MECHANISMS		TOTALS	
Senior Rental Units	67	Senior Rental Units	8	75	Senior Rental Units
Site 1 South River Metals	67	Site 1 South River Metals	8		0
Family Rental Units	115	Family Rental Units	154	269	Family Rental Units
Site 1 South River Metals	60	Site 1 South River Metals	10		28
Site 2 The Villages at Aberdeen	8	Site 5 Glassworks / Somerset	110		28
Site 3 The Bluffs	37	Site 6 Highview / Silver Oak	34		
Site 4 241 Cliffwood Properties LLC	10				
Group Homes	17	Group Homes	0	17	Group Homes
Site 7 New Horizons in Autism Inc.	4				0
Site 8 Cerebral Palsy Association	4				
Site 9 Manna House	9				
Family Sale Units	4	Family Sale Units	0	4	Family Sale Units
Site 10 Market to Affordable	4				0
TOTALS		TOTALS		TOTALS	TOTALS
Total Unit Count	203	Total Unit Count	162	365	Unmet Need
Rental Bonus Credits Applied	67	Rental Bonus Credits Applied	44	111	Rental Bonus Credits Applied
Total Compliance Credits (Units + Bonuses)	270	Total Compliance Credits (Units + Bonuses)	206	476	Total Compliance Credits
		Surplus Units (Total Compliance Credits - RDP)	28	N/A	Remaining Unmet Need
					124

Aberdeen Township Affordable Housing Unmet Need Compliance Mechanisms

1. **Church Street industrial site (vicinity of the South River Metals affordable housing site)** The Township has identified an industrial tract on Church Street near the border with Matawan Borough that may be appropriate for redevelopment or rezoning for affordable housing. The tract of land (Block 34 Lot 8 is the primary lot) constitutes approximately 4.5 acres of privately owned land. The Township conservatively envisions this site to be adequate in size and configuration for 60 affordable units. A 100% affordable housing development at this site would yield a density of approximately 13.3 dwelling units per acre.
2. **Residential Properties adjacent to the Glassworks Redevelopment Area (Block 155, Lots 2-5):** The Township will reevaluate the appropriateness of expanding the Glassworks Redevelopment Area to include the adjacent single-family residential properties. These properties were originally included in the Preliminary Investigation and Redevelopment Study which found the Glassworks site in need of redevelopment, but were not included in the redevelopment designation. An alternative would be redeveloping these properties under a different redeveloper.

The proposed overall residential density would be approximately 12 units per acre. Based on a density of 12 units per acre and approximately 3 acres, the potential build-out of this tract is 36 units, which would yield 7 affordable units as a 20% inclusionary development.
3. **Route 35 Strip Shopping Center (Block 234, Lot 1)** This site, approximately 8 acres, includes underutilized commercial area with frontage on Route 35 and adjacent to an existing multi-family development. The major anchor store of the strip center has vacated the building and the site is in transition. The Township envisions an overlay zone for the site which would permit second story residential dwellings as an incentive to revitalize the center. Since the overlay zoning is very conceptual at this time, a future build-out figure is also very tentative. For planning purposes, we will assume that the feasibility of this concept will require a minimum of 100 rental units. A minimum set-aside of 20% will yield 20 affordable units.
4. **Industrial Site near Garden State Parkway:** The Township has identified a tract (block 11 lot 1, 2; different owners) on Lloyd Road near the border with Hazlet Township, south of the Garden State Parkway, and adjacent to the North Jersey Coast Line rail tracks. This is a light industrial site with multiple uses and structures. This site may be appropriate for overlay zoning standards for possible future redevelopment to accommodate multi-family residential units with a set aside for affordable rental units. Based on the site acreage of 7.9 acres and a potential density of 12 units per acre, the potential build out of this site is 95 units. Therefore a 20% inclusionary development would yield 19 units.
5. **Mixed-Use Overlay Zone along the Neighborhood Commercial (NC) Zone along Lower Main Street:** Residential uses are not currently permitted in the NC Zone along Lower Main Street. As conditions currently stand; however, the prevailing land use in the NC zone along Lower Main Street is residential. The Aberdeen Township 2015 Master Plan Reexamination Report recommended reviewing the appropriateness of allowing mixed-use buildings in the NC zone. A mixed-use overlay zone in this section of the Township would permit residential units and, as an extension, would serve as a manner for the overlay zone to address the Township's unmet need. More specifically, the Township has identified a commercial property on Lower Main Street and Gerard Avenue in the NC zone that could be adequate for an affordable housing development. The

site is currently for sale, with an acreage of 0.67 and an existing two-story structure. The Township has identified that this site could be reconfigured for affordable housing units.

Summary

Name	Units
Church Street	60
Adjoining Glassworks	7
Rt. 35	20
Industrial site Lloyd Rd and Parkway	19
Lower Main Street	18
Total	124