

January 14th, 2025

Asbury Park Redevelopment & Improvement Entity (ARIE) Request for Proposals for a New Senior Development located at 1018 First Avenue, Block 404 - Lot 1, Asbury Park NJ 07712

Addendum #1

This Addendum supersedes all conflicting and contrary information in said Request for Proposal Contract Documents, and said documents are hereby amended in certain particulars as described below. This Addendum is issued for the purpose of amending certain requirements of the original Request for Proposal Contract Documents, as noted hereinafter, and is hereby made part of and incorporated in full force as part of the Request for Proposal Contract Documents. Unless specifically noted or specified hereinafter, all work shall comply with applicable provisions of the Request for Proposal Contract Documents. The following are the Bidding Addendum items for the above-mentioned project.

Questions submitted by Bidders for Clarification:

1. Can we propose a different unit mix for the property? **No, one bedrooms and a few efficiencies, each unit no less than 600sq ft.**
2. What amenities are currently planned for the residents (e.g., laundry room, community room, gymnasium)? **Laundry in units & community room – proposed on rooftop (see attached rendering & schematic section & roof plan view)**
3. Could you provide environmental reports for the site? **No – not performed**
4. Could you please share the site survey? **No – not performed**
5. Could you provide the APHA payment standard schedule? **Yes – see attached**
6. Could you share the utility allowance schedule? **Yes – see attached**
7. Does the architect MVMK Architecture need to be retained for the project? **No**
8. The RFP mentions that:

"...ARIE also wishes to have the Development redeveloped and renovated using creative approaches..."

"...ARIE may select one or more than one Developer Partner(s) that will be responsible for partnering with ARIE for the redevelopment of some or all of the Development..."

Is ARIE looking to rehabilitate/redevelop the existing Charles Lumley Homes property where seniors currently reside? [Considering major modification in the future](#)

Is the rehabilitation/redevelopment scope a part of this RFP? [No](#)

If so, could you please provide more details regarding the existing property and plans for its rehabilitation/redevelopment? [N/A](#)

9. Please confirm PBVs will be provided for 65 households after completion of the project. [No – units are not PBV, however, the Authority is not opposed to applying for PBV. Some units designated to be ACC.](#)
10. Will the developer be responsible for relocation of residents from Charles Lumley Homes to the new building? [Yes](#)
11. Has there been conversations with the residents regarding this project? [No, meetings scheduled with residents](#)
12. Has APHA received any approvals for this project? [No](#)
13. Could you please confirm the amount of local contributions available for this project? [There are no known local contributions at this time.](#)
14. Is it the intent of APHA for the chosen developer partner to use the building design and architect that is included in the RFP? Or is that just a suggestion as to the type of project APHA would like to see? [The developer may submit another design for consideration or use the one presented. The developer does not have to use MVMK.](#)
15. Could you please give me access to the drawings and Bid Documents pertaining to this project? [All information, inclusive of drawings and documents can be obtained:](#)
 1. Visiting our website at www.aphanj.org. Select Business tab, then select Requests for Proposals. Select appropriate RFP.
 2. Copies may also be picked up in person at:

Asbury Park Housing Authority
1000 ½ Third Avenue
Asbury Park, NJ 07712

Bids will be received on **Wednesday – January 22nd, 2025 at 11:00am** at the offices of the Asbury Housing Authority's Conference Room located at 1000 ½ Third Avenue, Asbury Park NJ 07712.

This Concludes Addendum Page #1

To be posted on the Asbury Park Housing Authority project bidding portal – (5) pages in total





4 MASSING COMSTOCK

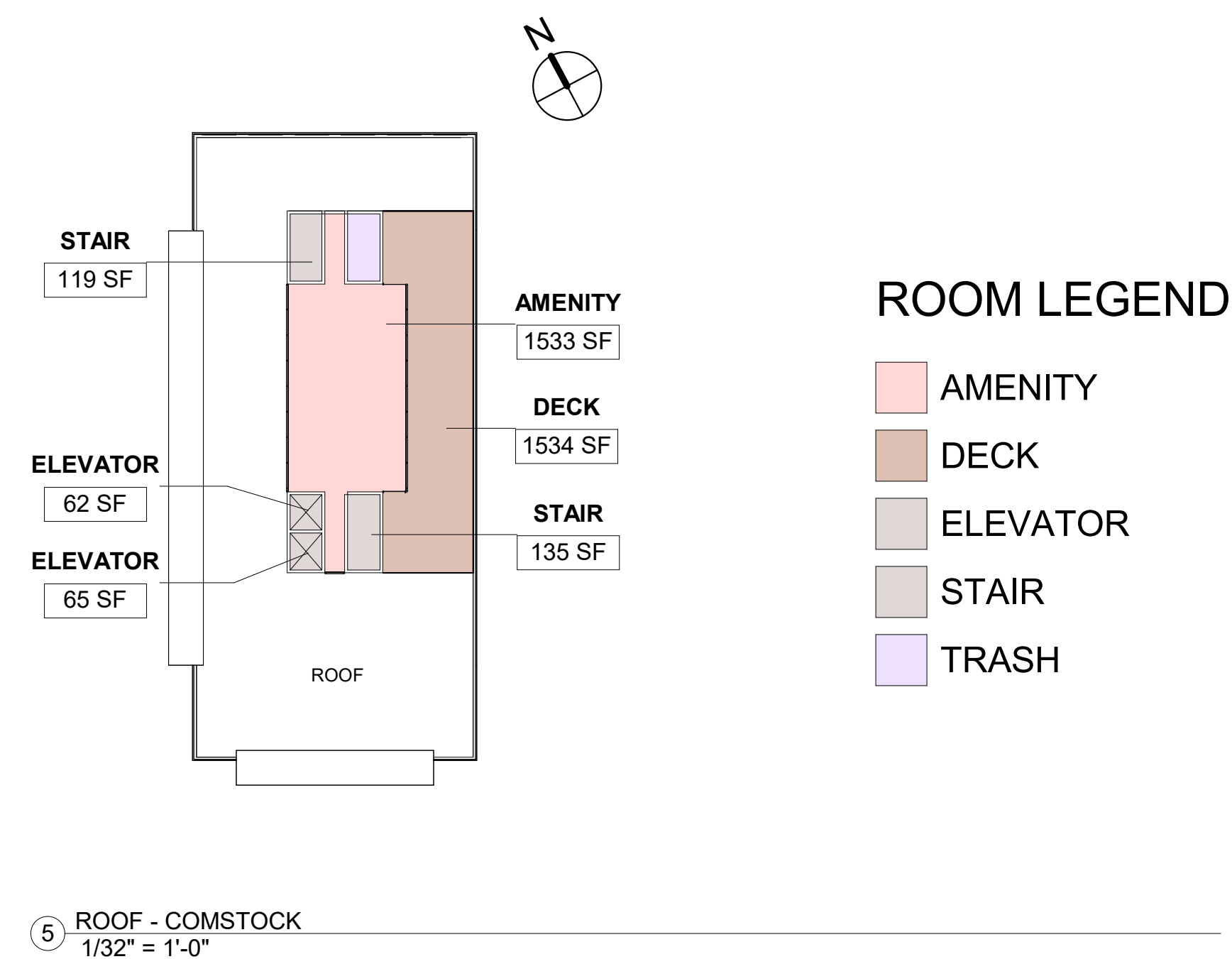
SEAL

Frank J. Minervini, AIA
NJ License # 12576
NY License # 03 0297 63

Anthony C. Vandermark, Jr. AIA
NJ License # 17698
NY License # 32710-1

Adrian Melia, AIA
NJ License # 18738

Ciaran Kelly, AIA
NJ License # 18866



5 ROOF - COMSTOCK
1/32" = 1'-0"

#	Date	Description
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Project Title

COMSTOCK

NEW 6 STORY - 65 UNIT
STRUCTURE AT 1018 COMSTOCK
STREET, ASBURY PARK NJ 07712

Project Description

Applicant

Owner

Project Number : Project

Drawn by : Number

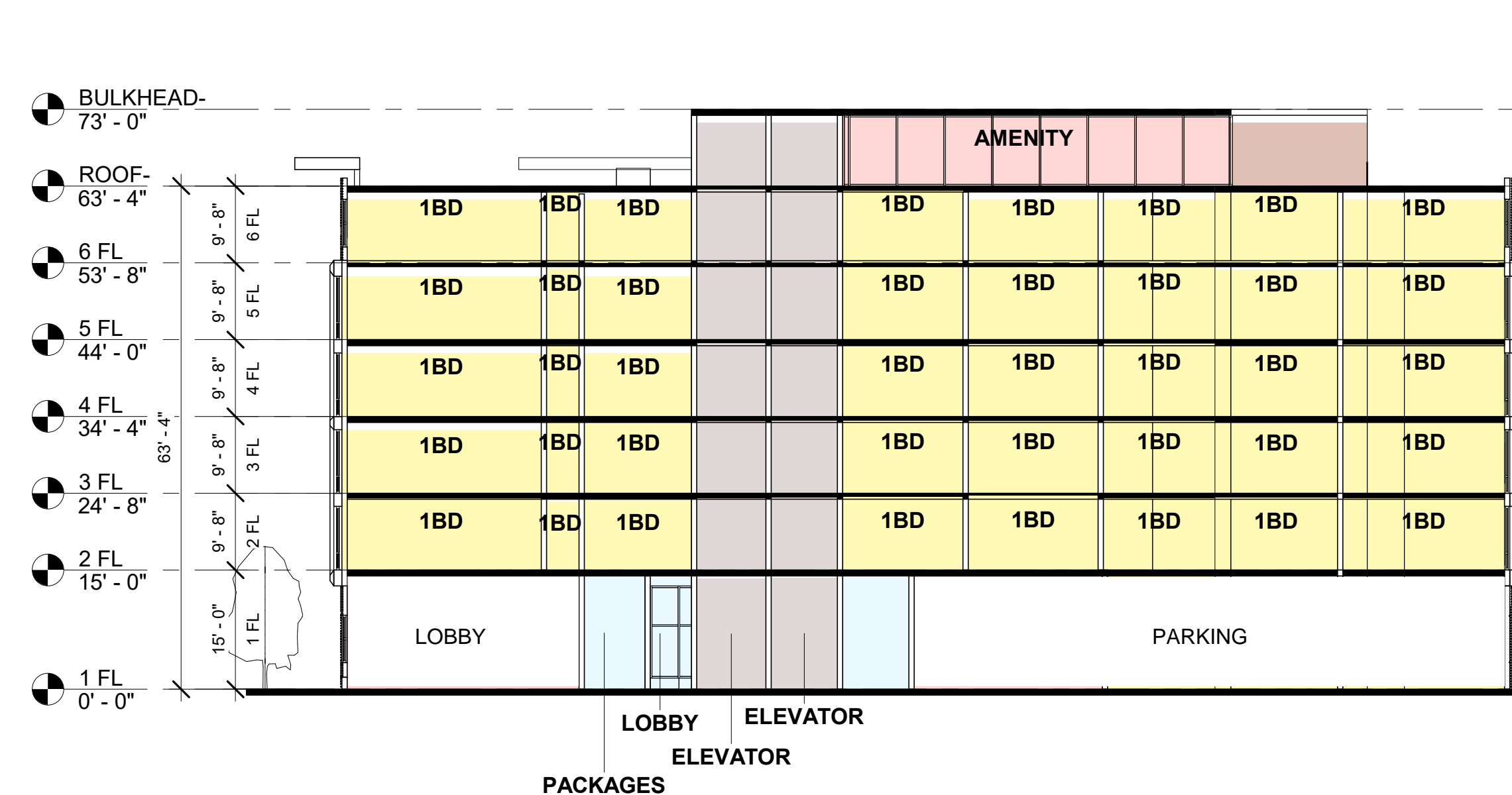
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Scale : As Noted

Sheet Title

SITE PLAN

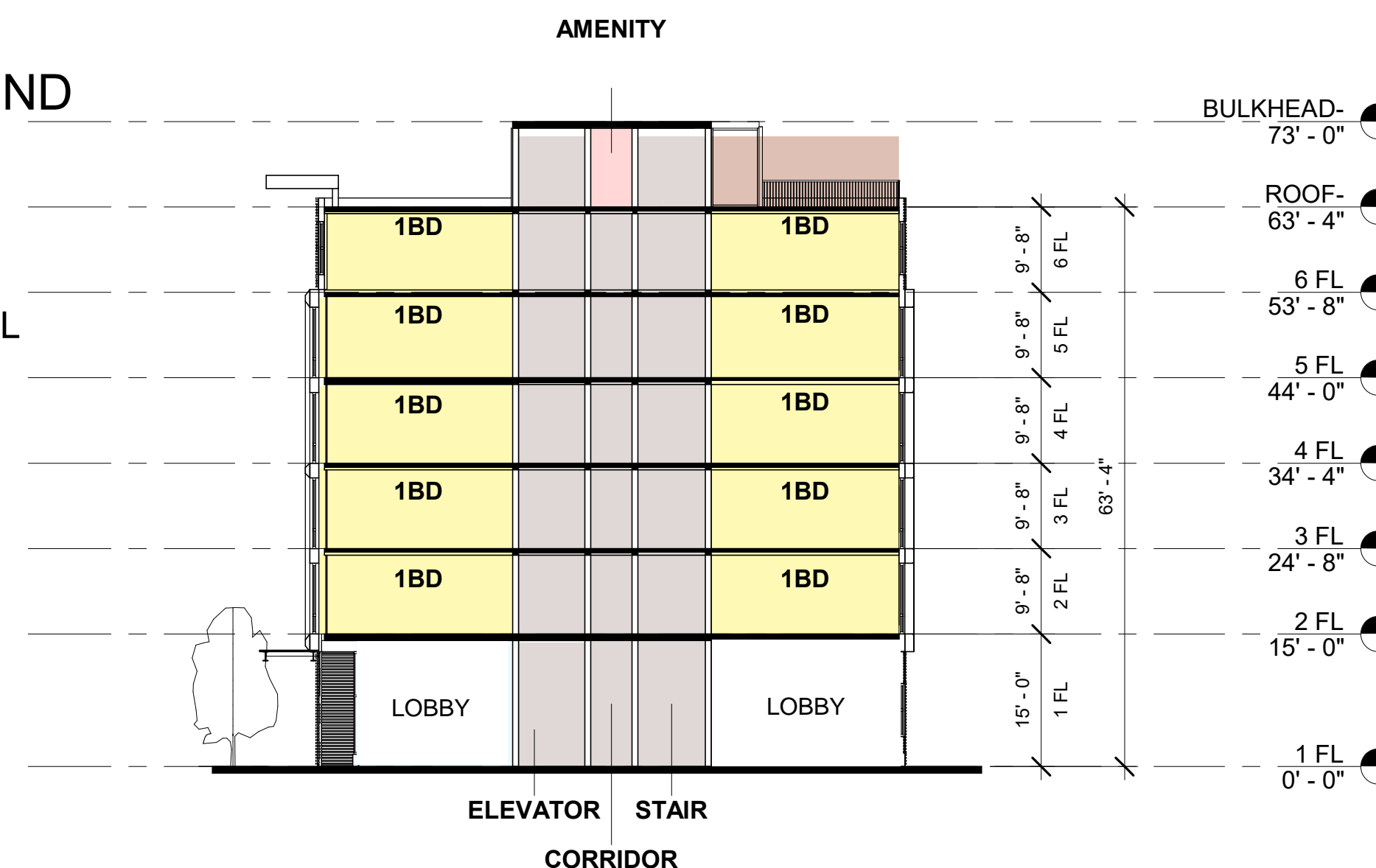
Sheet Number



1 Section 1 - COMSTOCK
1/16" = 1'-0"

ROOM LEGEND

- 1BD
- AMENITY
- COMMERCIAL
- DECK
- ELEVATOR
- LOBBY
- PACKAGES
- STAIR



3 Section 2 - COMSTOCK
1/16" = 1'-0"

Allowance for Tenant Furnished Utilities and Other Services

Unit Type:
Utility or Service:

Row House/Garden Apartment (Row House/Town House)*							
0BR	1BR	2BR	3BR	4BR	5BR	6BR	7BR
31	45	59	73	88	102	117	134
42	57	76	95	116	133	154	174
96	128	174	216	262	305	350	396
114	151	207	259	313	363	417	472
5	8	10	12	17	18	20	22
11	14	20	25	30	33	37	42
18	24	32	39	48	52	60	68
38	52	67	84	103	112	128	146
10	13	17	22	26	29		
7	9	12	17	20	22	25	28
14	19	25	30	37	40	48	55
23	29	39	49	60	65	75	84
24	32	44	55	67	72	83	92
33	41	49	60	67	74	84	92
60	60	60	60	60	60	60	60
4	4	5	5	5	5	5	
4	4	4	5	5	5	5	

Heating

a. Natural Gas	43	58	70	87	98	114	133	151
b. Electric	56	75	91	113	128	151	173	194
c. Bottle Gas	127	172	206	259	293	341	392	443
d. Oil	150	204	246	309	349	405	466	526

Cooking

a. Natural Gas	5	8	10	12	17	18	20	22
b. Electric	11	14	20	25	30	33	37	42
c. Bottle Gas	18	24	32	39	48	52	60	68

Other Electricity

	38	52	67	84	103	112	128	146
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Air Conditioning

	18	22	30	37	44	50		
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Water Heating

a. Natural Gas	7	9	12	17	20	22	25	28
b. Electric	14	19	25	30	37	40	48	55
c. Bottle Gas	23	29	39	49	60	65	75	84
d. Oil	24	32	44	55	67	72	83	92

Water

	33	41	49	60	67	74	84	92
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Sewer

	60	60	60	60	60	60	60	60
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Trash Collection

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Range/microwave

	4	4	5	5	5	5		
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Refrigerator

	4	4	4	5	5	5		
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Other-specify

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Actual Family Allowances- To be used by the family to compute allowance
Complete below for actual unit rented

Name of Family	
Address of Unit	
Number of Bedrooms	

Dafer 2014

820-049 (Rev. 12/2023) From NJDCA Effective 02/11/2024

Effective March 2024
Single Family Detached

0BR	1BR	2BR	3BR	4BR	5BR	6BR	7BR
43	58	70	87	98	114	133	151
56	75	91	113	128	151	173	194
127	172	206	259	293	341	392	443
150	204	246	309	349	405	466	526

5	8	10	12	17	18	20	22
11	14	20	25	30	33	37	42
18	24	32	39	48	52	60	68
38	52	67	84	103	112	128	146
18	22	30	37	44	50		
7	9	12	17	20	22	25	28
14	19	25	30	37	40	48	55
23	29	39	49	60	65	75	84
24	32	44	55	67	72	83	92
33	41	49	60	67	74	84	92
60	60	60	60	60	60	60	60
4	4	5	5	5	5	5	
4	4	4	5	5	5	5	

Heating

a. Natural Gas	37	49	64	80	96	106	122	139
b. Electric	49	63	84	103	124	138	160	181
c. Bottle Gas	111	142	190	236	281	316	363	410
d. Oil	132	168	227	282	335	377	432	489

Cooking

a. Natural Gas	5	8	10	12	17	18	20	22
b. Electric	11	14	20	25	30	33	37	42
c. Bottle Gas	18	24	32	39	48	52	60	66

Other Electricity

	38	52	67	84	103	112	128	146
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Air Conditioning

	10	13	17	22	26	29		
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Water Heating

a. Natural Gas	7	9	12	17	20	22	25	28
b. Electric	14	19	25	30	37	40	48	55
c. Bottle Gas	23	29	39	49	60	65	75	84
d. Oil	24	32	44	55	67	72	83	92

Water

	33	41	49	60	67	74	84	92
--	----	----	----	----	----	----	----	----

Sewer

	60	60	60	60	60	60	60	60
--	----	----	----	----	----	----	----	----

Trash Collection

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Range/microwave

	4	4	5	5	5	5	5	
--	---	---	---	---	---	---	---	--

Refrigerator

	4	4	4	5	5	5	5	
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Other-specify

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Utility or service | **Per month cost**

Heating	\$
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Range/Microwave	
Refrigerator	
Other	
Total	\$

COPY



FY 2025 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2025 Monmouth-Ocean, NJ HUD Metro FMR Area Small Area FMRs

The following are the steps used to calculate the 2-Bedroom Small Area Fair Market Rent of \$2,000 for ZIP Code 07712.

1. Evaluate the reliability of the current 5-year ACS Adjusted Standard Quality (ASQ) 40th percentile 2-Bedroom gross rent. If the estimate has a margin of error ratio of less than 50% and at least one hundred survey cases, use this as the ZCTA base rent for the SAFMR for the current year.
2. If the 2-Bedroom rent is not reliable, evaluate the 1-Bedroom gross rent. If this estimate is reliable, convert it to a 2-Bedroom rent using the appropriate bedroom ratio of the parent HUD metropolitan area or relevant non-metropolitan county.
3. If the 2 and 1-Bedroom rents are not reliable, evaluate the 3-Bedroom gross rent. If this estimate is reliable, convert it to a 2-Bedroom rent using the appropriate bedroom ratio of the parent HUD metropolitan area or relevant non-metropolitan county.
4. Repeat the above three steps for the previous two ACS years. If a ZIP code has reliable 2-Bedroom equivalent rents in at least two or the three ACS years, update the non-current year ACS estimates for inflation, and take the average of the reliable estimates as the base rent for FY2025.
5. Calculate a FY2025 Small Area Fair Market Rent by multiplying this base rent by the recent mover factor, the gross rent inflation update factor, and the forecasted trend factor.
6. If the ZIP code does not have a reliable base rent, evaluate the quality of its 5-year ACS Adjusted Standard Quality (ASQ) median all bedroom gross rent for the previous three ACS years. If at least two of these three estimates are reliable, calculate ratios of the ZIP code median gross rent estimate to that of the ZIP code's parent HUD metropolitan area or relevant non-metropolitan county. Take the average of these ratios. If the ZIP code does not have reliable ZIP code median gross rents, examine the reliability of the ZIP code's parent county. If at least two of these three estimates are reliable, calculate ratios of the county median gross rent estimate to that of the county's parent HUD metropolitan area or relevant non-metropolitan county. If county level estimates are not reliable, set the ratio to 1.
7. If necessary, apply the ZIP code rent ratio to the FY2025 2-Bedroom Fair Market Rent for the ZIP code's parent HUD metropolitan area or non-metropolitan county.
8. Ensure that the 2-Bedroom SAFMR does not exceed 150% of the parent HUD metropolitan FMR or relevant non-metropolitan county FMR.
9. Ensure that the 2-Bedroom SAFMR is not lower than the ZIP code's parent state minimum FMR.
10. Calculate SAFMRs for other bedroom sizes using the bedroom ratios for the ZIP code's parent HUD metropolitan area or non-metropolitan county.
11. Ensure that the SAFMRs do not fall below the appropriate 90% floor.

The FY 2025 Monmouth-Ocean, NJ HUD Metro FMR Area Small Area FMRs for All Bedroom Sizes in ZIP Code 07712

FY2025 SAFMRs By Unit Bedrooms				
Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
\$1,440	\$1,620	\$2,000	\$2,660	\$2,960

The remainder of this page provides complete documentation of the development of the Final FY 2025 2 Bedroom Small Area Fair Market Rent (FMR) for 07712 within the Monmouth-Ocean, NJ HUD Metro FMR Area.

1. Evaluate the bedroom size estimates of 40th percentile gross rent for 07712.

ACS Release	Bedroom Size	Adjusted Standard Quality Estimate of 40 th Percentile Gross Rent for 07712	Adjusted Standard Quality Margin of Error of 40 th Percentile Gross Rent for 07712	Adjusted Standard Quality count indicator of 40 th Percentile Gross Rent for 07712	Margin of Error Ratio	Reliable?	Two Bedroom Adjustment, if applicable	Inflation Adjustment, if applicable
2022	2-Bedroom	\$1,707	\$97	4	\$97 / \$1,707 = 0.06	Yes	N/A	N/A
2021	2-Bedroom	\$1,540	\$119	4	\$119 / \$1,540 = 0.08	Yes	N/A	\$1,592
2020	2-Bedroom	\$1,418	\$55	4	\$55 / \$1,418 = 0.04	Yes	N/A	\$1,475

2. The FY2025 base rent for 07712 is the average of the reliable 2-bedroom equivalent rents or \$1,591
3. Since 07712 has a 2-bedroom equivalent rent, calculate the SAFMR based on that rent.

ZIP Code Base Rent	Recent Mover Adjustment Factor for Monmouth-Ocean, NJ HUD Metro FMR Area	Gross Rent Inflation Update Factor	Forecasted Trend Factor	Preliminary 2-Bedroom SAFMR
\$1,591	1.1109	1.0544	1.0737	\$2,000

4. Ensure that the 2 Bedroom Small Area FMR does not fall below the State Minimum FMR.

Preliminary 2 Bedroom Small Area FMR for 07712	State Minimum	2 Bedroom Small Area FMR for 07712
\$2,000	\$933	Do Not Use State Minimum

5. The FY2025 SAFMR must not be below 90% of the FY2024 FMR.

Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom

FY2024 FMR	\$1,350	\$1,510	\$1,870	\$2,540	\$2,830
FY2024 Floor	\$1,220	\$1,360	\$1,690	\$2,290	\$2,550
Preliminary FY 2025 SAFMR	\$1,440	\$1,620	\$2,000	\$2,660	\$2,960
Use FY2024 floor for FY2025?	No	No	No	No	No
FY 2025 SAFMR	\$1,440	\$1,620	\$2,000	\$2,660	\$2,960

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 [FMR/IL Summary System](#) |
 [Multifamily Tax Subsidy Project \(MTSP\) Income Limits](#) |
 [HUD LIHTC Database](#)