

**PROPOSED AMENDMENT TO
MORRIS CANAL REDEVELOPMENT PLAN**

TOD-West

c. Block 15802 & 19003

vix. Affordable Housing Bonus for Block 19003 - For the construction of affordable housing described herein, developers of lots on Block 19003 may elect to utilize the Affordable Housing Bonus provisions below. The developer shall execute a Redeveloper Agreement with the Jersey City Redevelopment Agency (JCRA) in order to certify affordable renters and/or buyers and recertify renters on an annual basis or according to terms in the Redevelopment Agreement for the entire affordability period. The JCRA may waive the Redeveloper Agreement requirement if a developer proves that they are receiving monies from a government, semi-public, philanthropic or other similar entity for the creation of affordable housing and acceptable reporting requirements are required by the grantor of said monies. The developer shall dedicate three (3) units, or five percent (5%) of all residential units constructed, whichever is greater, as affordable housing. All dedicated units shall be affordable to households at or below 80% of the Area Median Income (AMI) as promulgated by the U.S. Department of Housing and Urban Development for a period of 15 years from the issuance of the certificate of occupancy or for the duration of an approved tax abatement, whichever is less. If the terms of the Affordable Housing Bonus are satisfied, a developer shall qualify for the following bonus provided:

1. Maximum Density: The maximum density may be increased to 200 units per acre.