



STEVEN M. FULOP
MAYOR OF JERSEY CITY

CITY OF JERSEY CITY
DEPARTMENT OF HOUSING, ECONOMIC
DEVELOPMENT AND COMMERCE
DIVISION OF AFFORDABLE HOUSING

THE HOLLOWAY BUILDING | 4 JACKSON SQUARE, 39 KEARNEY AVENUE | JERSEY CITY, NJ 07305
O: 201.547.5169 | E-MAIL: DOAH@jcnj.org



GIGI GAZON
DIVISION DIRECTOR

AFFORDABLE HOUSING AGREEMENT CHECKLIST FOR DEVELOPERS

Please provide the following information

Please fill out the form in its entirety. If you do not have the information or need assistance, please call our office directly.

ITEM

1. Property/Project address:

399 - 401 Halladay Street

Jersey City, NJ

2. Block # 15603 and Lot # 7/8

3. Owner (Developer) Name and Address:

Name 399 Halladay St LLC

Address 199 Lee Avenue

Address 2 Unit 377

Attn: _____

City Brooklyn State NY Zip 11211 Phone _____

4. Restricted units are a condition of (check one):

NOTE: relevant documents ****MUST**** be attached.

Planning Board Resolution/Approval - Resolution Number _____

Zoning Board of Adjustments/Approval - Resolution Number _____

Redevelopment Agreement (if so, please attach)

Inclusionary Zoning Ordinance Requirement (*Mark all that apply*)

Other (please attach relevant documents, i.e. financial agreement, redevelopment plan information)

5. Building height (stories) 6

6. Maximum rental prices for market rate TBD



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7. Total square feet of retail/commercial space N/A

8. Total number of residential rental units 24

9. Total number of Units and type **in entire project**:

10 One Bedroom
5 Two Bedroom
1 Three Bedroom
8 Other (please specify) Studio

10. Total number of affordable units 2

a. Affordability Level of Units: 30-60 % (Regional Median Income (RMI)** **NOTE**
Chapter 188 requires multiple affordability levels in the project **please fill out line item 8.**

b. Number of Affordable Units by Type/Size (please see Ch. 188/Operating Manual for required bedroom count):

0 One Bedroom
1 Two Bedroom
1 Three Bedroom
0 Other (please specify) _____

11. Percentage of units restricted as affordable rental housing 8.33% (*The remaining percentage will be market rate residential rental*)

12. Please see unit affordability distribution requirements in Ch. 188. Please provide breakdown:

4.17 %, or 1 (# of) Units @ 44 % RMI
4.17 %, or 1 (# of) Units @ 60 % RMI
_____, or _____ (# of) Units @ _____ % RMI

13. The duration of the affordability restrictions: Thirty (30) years [unless otherwise specified by an RDP or other governing document/agreement]

14. Parking Garage? Yes No. If yes, how many stories 1-STORY
How many spaces 5. Onsite Parking Spaces (No garage) _____

15. Initial Base Rents for Affordable units (provide as much detail in the space below or attach an additional page). *Please contact our office for initial base rent requirements*

TBD



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16. Occupancy requirements TBD

17. Accessibility Requirements Acknowledgment Form X (Note: please have your architect initial the attached Accessibility Requirements Page)

18. Anticipated occupancy date/Certificate of Occupancy TBD

Date Checklist Completed/Submitted _____

Submitted and Initialed by (Developer or Counsel) Stephen Joseph, Esq. SJ

If initialed by counsel please submit full name, name of firm and contact information

The Cherami Law Firm

(201) 413 9000 SJoseph@CheramiLaw.com

Initials (DOAH Director or Designee) _____ Date: _____

Accessibility Requirements Acknowledgment

Chapter 188 of the Jersey City Municipal Code §188-15 E. requires that all units shall be constructed in accordance with N.J.A.C. 5:23 (Uniform Construction Code), N.J.S.A. 52:27D-119 et seq. (State Uniform Construction Code Act), N.J.S.A. 52:27D-301 et seq. (Fair Housing Act), including all adaptability requirements as codified in N.J.S.A. 52:27D-311a, 52:27D-311b and 52:27D-123.15, and all other Federal, State and local laws unless otherwise stated in the Affordable Housing Agreement.

Please have your architect initial this page to confirm understanding of these requirements and to confirm that site plan drawings will reflect these requirements accordingly.

A. Accessibility Requirements:

1. The first floor of all new restricted townhouse dwelling units and all restricted multistory dwelling units attached to at least one (1) other dwelling unit shall be subject to the technical design standards of the Barrier Free Subcode ,N.J.A.C. 5:23-7.
2. All restricted townhouse dwelling units and all restricted multistory dwelling units attached to at least one (1) other dwelling unit shall have the following features:
 - a. An adaptable toilet and bathing facility on the first floor;
 - b. An adaptable kitchen on the first floor;
 - c. An interior accessible route of travel on the first floor;
 1. An interior accessible route of travel shall not be required between stories within an individual unit;
 - d. An adaptable room that can be used as a bedroom, with a door or the casing or the installation of a door, on the first floor; and
 - e. An accessible entranceway as set forth at P.L. 2005, c. 350 (N.J.S.A. 52:27D-311a et seq.) and the Barrier Free Subcode, N.J.A.C. 5:23-7, or evidence that the City has collected funds from the developer sufficient to make 10% of the adaptable entrances in the development accessible:
 1. Full compliance with the foregoing provisions shall not be required where an entity can demonstrate that its site impracticable to meet the requirements. Determinations of site impracticability shall be in compliance with the Barrier Free Subcode, N.J.A.C. 5:23-7. **Such determinations require the review and approval of Jersey City’s Construction Code Official.**

Architect Name: William J. Weckenmann

(Please print)

Name of Firm: Weckenmann Architecture, LLC

Initials: WJW

Date: 10/06/2021