

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

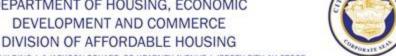
AFFORDABLE HOUSING AGREEMENT CHECKLIST FOR DEVELOPERS

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:				
385-387 Communipaw Avenue				
2. Block # 20102 and Lot # 36 and 37				
3. Owner (Developer) Name and Address:				
Name GND JC Holdings LLC				
Address 17 Four Columns Drive				
Address 2 Attn:				
City Morganville State NJ Zip 07751 Phone 732-207-1168				
 Restricted units are a condition of (Mark all that apply): 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				
✓ Other (please attach relevant documents, i.e. financial agreement, redevelopment plan information) Morris Canal Redevelopment Plan - Affordable Housing Bonus MU-A Section XI.D.3.E				
5. Building height (stories) 5				



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6.	Total square fe	eet of retail/commercial space	1,600	
		of residential rental units	18	
8.	Maximum rent	al prices for market rate		
	0 18 0 0 Total number of a. Affordability	Of Units and type in entire pro One Bedroom Two Bedroom Three Bedroor Other (please so of affordable units V Level of Units: 1 30%-50% ter 188 requires multiple affo	n specify) 	•
Bedroom Type		No. of Very-Low Units (@ or below 30% of RMI)	No. of Low-Income Units (30% - 50% of RMI)	No. of Moderate- Income Units (50% - 80% of RMI)
	Studio			
One-Bedroom				
Two-Bedroom			1	
Thi	ree-Bedroom			
	Totals	0	1	0
	an RDP or othe	f the affordability restrictions or governing document/agree		



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STEVEN M. FULOP
MAYOR OF JERSEY CITY

How many spaces Onsite Parking Spaces (No garage)

GIGI GAZON
DAYSON DIRECTOR

13. Initial Base Rents for Affordable units additional page). <i>Please contact our op</i>	(provide as much detail in the space below or attach an fice for initial base rent requirements.			
14. Occupancy requirements				
15. Accessibility Requirements Acknowled architect initial the attached Accessibi	, , ,			
16. Anticipated occupancy date/Certificat	e of Occupancy			
Date Checklist Completed/Submitted Septembe	r 13, 2023			
Submitted and Initialed by (Developer or Counsel)TPL			
	If initialed by counsel please submit full name, name of firm and contact information below.			
	Thomas P. Leane, Esq.			
	(Full name)			
	Connell Foley LLP			
	(Name of firm)			
	185 Hudson Street, Suite 2510, Jersey City, NJ 07311			
	(Address of firm)			
	201 521 1000/Tleane@connellfoley.com			
	(Phone Number / Email)			
nitials (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: James Monteforte					
	(Please print)				
Name of Firm: Monteforte Architectural Studio LLC					
Initials: $\mathcal{J}\mathcal{M}$	Date: 09.05.23				