



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
D: 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:

64-68 Harmon Street and 413-419 Arlington Avenue

2. Block # 18702 and Lot # 16-19

3. Owner (Developer) Name and Address:

Name Emanuel Realty LLC

Address 2 Executive Drive

Address 2 Suite 430 Attn: Tal Steinberg

City Fort Lee State NJ Zip 07024 Phone 201-338-5160

4. 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)

5. Building height (stories) 5



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6. Total square feet of retail/commercial space
7. Total number of residential rental units
8. Maximum rental prices for market rate
9. Total number of Units and type **in entire project**:
- | | |
|---------------------------------|------------------------------------------------------------|
| <input type="text" value="19"/> | One Bedroom |
| <input type="text" value="11"/> | Two Bedroom |
| <input type="text" value="1"/> | Three Bedroom |
| <input type="text" value="5"/> | Other (please specify) <input type="text" value="Studio"/> |
10. Total number of affordable units
- a. Affordability Level of Units: % Regional Median Income (RMI)
- NOTE:** Chapter 188 requires multiple affordability levels in the project **please fill out line item 8.**

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	<input type="text"/>	<input type="text"/>	<input type="text" value="1"/>
One-Bedroom	<input type="text"/>	<input type="text" value="1"/>	<input type="text"/>
Two-Bedroom	<input type="text"/>	<input type="text"/>	<input type="text" value="1"/>
Three-Bedroom	<input type="text"/>	<input type="text" value="1"/>	<input type="text"/>
Totals	<input type="text"/>	<input type="text"/>	<input type="text"/>

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

12. Parking Garage? ☐ Yes ☒ No If yes, how many stories



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How many spaces Onsite Parking Spaces (No garage)

13. 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.*

14. Occupancy requirements

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

16. Anticipated occupancy date/Certificate of Occupancy

Date Checklist Completed/Submitted

Submitted and Initialed by (Developer or Counsel)

[Signature]

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

(Full name)

(Name of firm)

(Address of firm)

(Phone Number / Email)

Initials (DOAH Director or Designee)

A.S.M.

Date:

4/10/23

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: Brent M. Porter

(Please print)

Name of Firm: R&D Design Group

Initials: B.P.

Date: 04/10/2023