RFP FOR THE ACQUISITION AND REDEVELOPMENT OF 550 JOHNSTON

JCRA'S ANSWERS TO QUESTIONS RECEIVED
October 27, 2026

Question 1: Please identify the environmental, geotechnical, utility-capacity, and title or survey materials that the Agency can make available to respondents? Please also advise whether there is an existing site-specific infrastructure cost estimate available for use in preliminary feasibility analysis.

JCRA Answer: All information is contained in the RFP. There is no additional information.

Question 2: The RFP indicates that preference will be given to proposals that include at least 20% deed-restricted affordable housing units. I was hoping to better understand whether there are any limitations on the level of affordability proposed.

Specifically, would the JCRA consider proposals that:

i) are 100% affordable housing:

JCRA Answer: Yes, the JCRA will consider proposals that provide 100% affordable housing. All proposals must comply with the applicable requirements of the Beacon Redevelopment Plan, the 550 Johnston Avenue RFP, and applicable affordable housing regulations, including applicable Area Median Income (AMI) limits and income-tier requirements established by the City's Affordable Housing Ordinance and the State of New Jersey's Uniform Housing Affordability Controls (UHAC). The RFP's stated evaluation criteria will govern how proposals offering a greater percentage of affordable units are considered.

ii) *primarily consist of workforce housing:*

JCRA Answer: Yes, proposals that primarily consist of workforce housing will be considered. All proposals must comply with the applicable requirements of the Beacon Redevelopment Plan, the 550 Johnston Avenue RFP, and applicable affordable housing regulations, including applicable Area Median Income (AMI) limits and income-tier requirements established by the City's Affordable Housing Ordinance and the State of New Jersey's Uniform Housing Affordability Controls (UHAC). The RFP's stated evaluation criteria will govern how proposals offering a greater percentage of affordable units are considered.

iii) *include affordability levels significantly above 20% in a mixed-income project*:

JCRA Answer: Yes, proposals may include affordable housing units in excess of 20% as part of a mixed-income development. All proposals must comply with the applicable requirements of the Beacon Redevelopment Plan, the 550 Johnston Avenue RFP, and applicable affordable housing regulations, including applicable Area Median Income (AMI) limits and income-tier requirements established by the City's Affordable Housing Ordinance and the State of New Jersey's Uniform Housing Affordability Controls (UHAC). The RFP's stated evaluation criteria will govern how proposals offering a greater percentage of affordable units are considered.

Question 3: Email submission: If a proposal is submitted by email, are there any file size or format requirements, and are hard copies also required?

JCRA Answer: Proposals submitted by email must not exceed the maximum file size of 30 MB. Hard copies are not required. Please ensure that all required submission materials are included in the electronic submission and comply with the RFP's submission requirements.

Question 4: Submission fee payment: For emailed proposals, how should the $1,500 non-refundable submission fee be paid (wire/ACH, or check delivered separately)? Please also confirm the exact payee name for checks.

JCRA Answer: The $1,500 non-refundable submission fee may be paid by wire transfer, ACH, or check. Regardless of the payment method, the fee must be received by the Jersey City Redevelopment Agency no later than the November 12, 2026 at 3:00 p.m. EST submission deadline. Checks must be made payable to the "Jersey City Redevelopment Agency".

Question 5: Permitted uses: What uses are permitted on the Property under the current Beacon Redevelopment Plan, as amended?

JCRA Answer: Please Refer to the Beacon Redevelopment Plan which can be found on the City of Jersey City's webpage www.jerseycitynj.gov.

Question 6: Height restriction: What is the maximum permitted building height (in stories and feet) for the Property?

JCRA Answer: Please Refer to the Beacon Redevelopment Plan which can be found on the City of Jersey City's webpage www.jerseycitynj.gov.

Specifically, would a 20-story or 50-story residential apartment building be permitted?
JCRA Answer: Please Refer to the Beacon Redevelopment Plan which can be found on the City of Jersey City's webpage www.jerseycitynj.gov.

Question 7: Parking requirement: Please confirm the minimum residential parking requirement for the Property. Is it 0.5 parking spaces per unit (e.g., 50 spaces for a 100-unit building)?

JCRA Answer: Please Refer to the Beacon Redevelopment Plan which can be found on the City of Jersey City's webpage www.jerseycitynj.gov.

Question 8: Example project: Would a 100-unit apartment building of approximately 12 to 15 stories, including two levels of structured parking with 50 spaces, be permitted on the Property?

JCRA Answer: Please Refer to the Beacon Redevelopment Plan which can be found on the City of Jersey City's webpage www.jerseycitynj.gov.