

Return completed survey form to:
Paid for by McGreevey for Mayor

FROM THE DESK OF JIM MCGREEVEY

Thank you to everyone who read and participated in the previous mailing. The response was tremendous, and the time you took to let me know what the most important issues you feel this City is facing is greatly appreciated.



Having read through every response received so far, it is clear that this City has many issues that need to be addressed, the greatest of which are property taxes and rent increases.

As mayor of Woodbridge, I was able to provide a slow, stable tax increase by controlling spending, bringing new development, and partnering with the school district to limit tax increases. In Jersey City, the exorbitant tax increase is having the opposite impact.

In the attachment, I ask that you share information regarding your increases, whether municipal taxes, rent, or utility bills. We need a clear picture of how increased taxes have impacted working families.

Together, we will find a better way to make Jersey City a safe, clean, affordable, and welcoming City. **In the coming months, we will share our Affordability Plan for Jersey City families.**

Best, fondly,

Jim McGreevey

THE RESULTS ARE IN

Residential Property Taxes **went up by 42%** from 2021 to 2023

Median Monthly Rent for 1 Bedroom **increased by 86%** from 2021 to 2023

SEE THE RESULTS

Town Hall Schedule

**Monday, March 11
6PM to 8PM**

Parish Hall (Church Basement), Saint Joseph Catholic Church
511 Pavonia Avenue, Jersey City, NJ

**Wednesday, March 13
6PM to 8PM**

The Maria Room, Our Lady of Mercy Catholic Church
40 Sullivan Drive, Jersey City, NJ

**Wednesday, March 20
6PM to 8PM**

Dante Alighieri Society of Jersey City
562 Summit Avenue, Jersey City, NJ

McGreevey FOR MAYOR
P.O. Box 327 • Jersey City, NJ 07303

PLACE STAMP HERE

#1 Property Taxes

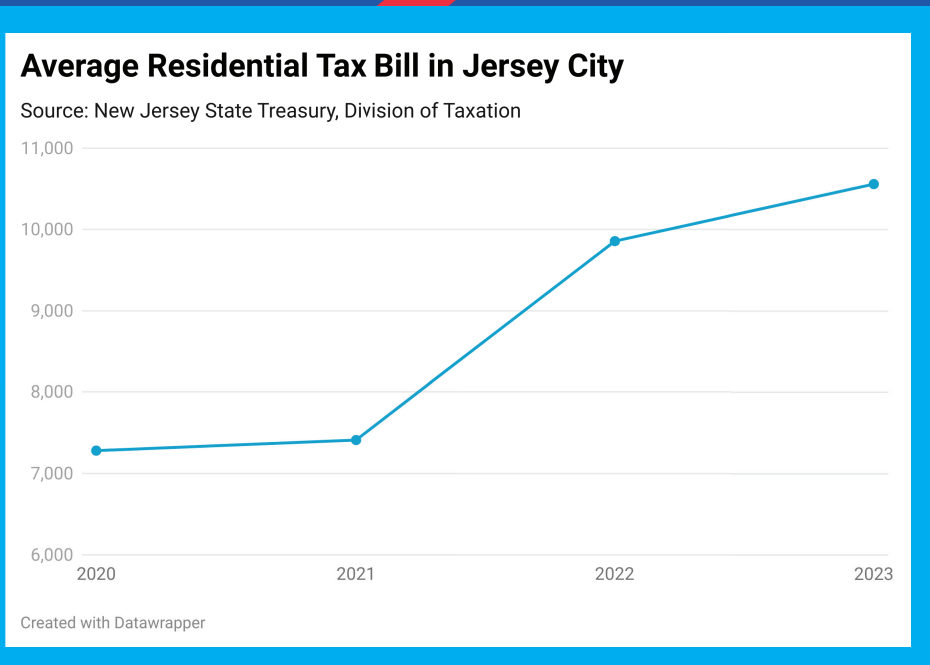
The total number of taxes collected by the City has more than doubled since 2013.

The greatest increase came in the years 2022 and 2023, with taxes being raised by over \$350 million in those two years alone.

THAT IS EQUIVALENT TO AN OVER
55% INCREASE
DURING THAT PERIOD

This also means that the average residential tax bill during that same timeframe went from **\$7,409 to \$10,560**, which is an **increase of over 42 percent.**

All of this has made it almost impossible for the average homeowner to remain in Jersey City.



#2 Rent

The New York Times, August 2023, demonstrated that, among the 100 largest cities in the United States, **Jersey City had singularly the greatest change in rent**, year-over-year, of 23.3 percent for a one-bedroom apartment, placing the cost at \$3,390.

One-Bedroom Rents in July

The most and least expensive one-bedroom rents in the 100 largest U.S. cities.

Most Expensive Rents

CITY	MONTHLY RENT	Y-O-Y CHANGE
1. New York	\$3,980	5.3%
2. Jersey City, N.J.	\$3,390	23.3
3. San Francisco	\$3,000	-3.2
4. Miami	\$2,800	12.0
5. Boston	\$2,800	7.7
6. San Jose, Calif.	\$2,610	-3.7
7. San Diego	\$2,410	-0.8
8. Los Angeles	\$2,400	0.0
9. Washington	\$2,400	-0.4
10. Arlington, Va.	\$2,390	3.0

Least Expensive Rents

CITY	MONTHLY RENT	Y-O-Y CHANGE
91. Syracuse, N.Y.	\$900	2.3%
92. St. Louis	\$900	-9.1
93. Lexington, Ky.	\$880	15.8
94. Oklahoma City	\$880	2.3
95. Des Moines	\$850	-9.6
96. El Paso	\$840	-5.6
97. Lincoln, Neb.	\$830	-18.6
98. Shreveport, La.	\$750	1.4
99. Akron, Ohio	\$710	10.9
100. Wichita, Kan.	\$690	-1.4

Source: Zumper - By The New York Times



One Bedroom Apartment in Jersey City

\$1,649 **→** **\$3,073**
2021 Today

Additionally, according to ApartmentAdvisor National Rent Report, the median monthly rent for one bedroom in Jersey City was \$1,649 in 2021 and, in 2024, is currently \$3,073, which is an **increase of over 86 percent** during that period.

Jersey City currently has the second highest average rent in the nation, second only to New York City.

In the space below, please kindly describe the increases in property taxes, rent, and/or utility costs that you have experienced and over what time period.

YOUR OPINION MATTERS

NAME: _____ ADDRESS: _____

PHONE: _____ EMAIL: _____

Increase in Property Taxes

2020 to 2021: from \$ _____ to \$ _____
2021 to 2022: from \$ _____ to \$ _____
2022 to 2023: from \$ _____ to \$ _____

Increase in Rent

2020 to 2021: from \$ _____ to \$ _____
2021 to 2022: from \$ _____ to \$ _____
2022 to 2023: from \$ _____ to \$ _____

Increase in Utilities

2020 to 2021: from \$ _____ to \$ _____
2021 to 2022: from \$ _____ to \$ _____
2022 to 2023: from \$ _____ to \$ _____

JOIN OUR CAMPAIGN

Yes, I would be interested in:

Volunteering Hosting a Coffee Klatch

Additional Comments & Concerns: