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

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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 a former mayor, 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

PLACE
STAMP
HERE

MCGREEVEY
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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

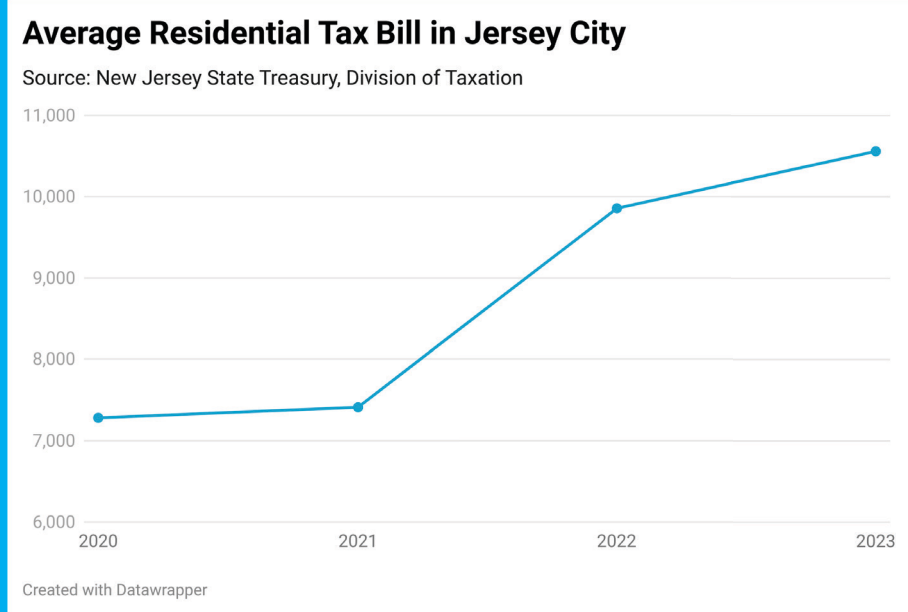
Dante Alighieri Society
of Jersey City
562 Summit Avenue, Jersey City, NJ

#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			Least Expensive Rents		
CITY	MONTHLY RENT	Y-O-Y CHANGE	CITY	MONTHLY RENT	Y-O-Y CHANGE
1. New York	\$3,980	5.3%	91. Syracuse, N.Y.	\$900	2.3%
2. Jersey City, N.J.	\$3,390	23.3	92. St. Louis	\$900	-9.1
3. San Francisco	\$3,000	-3.2	93. Lexington, Ky.	\$880	15.8
4. Miami	\$2,800	12.0	94. Oklahoma City	\$880	2.3
5. Boston	\$2,800	7.7	95. Des Moines	\$850	-9.6
6. San Jose, Calif.	\$2,610	-3.7	96. El Paso	\$840	-5.6
7. San Diego	\$2,410	-0.8	97. Lincoln, Neb.	\$830	-18.6
8. Los Angeles	\$2,400	0.0	98. Shreveport, La.	\$750	1.4
9. Washington	\$2,400	-0.4	99. Akron, Ohio	\$710	10.9
10. Arlington, Va.	\$2,390	3.0	100. Wichita, Kan.	\$690	-1.4

Source: Zumper - By The New York Times



One Bedroom Apartment in Jersey City

\$1,649 2021 → **\$3,073** 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: _____

PHONE: _____

ADDRESS: _____

EMAIL: _____

Additional Comments & Concerns:

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