

TENANTS RIGHTS GUARANTEE

We must ensure that Jersey City adopts a strong and effective Tenants Advocacy Platform **to guarantee that tenants' rights are protected and that persons are not priced out of the housing market.**

Tenants Advocacy Enforcement

Present: Some private lawyers available under difficult circumstances with potential conflicts.

Proposed: To guarantee tenants' rights are protected and enforced, a Tenants Advocacy Enforcement Unit of lawyers will defend the rights of tenants to ensure Jersey City's ordinances are enforced.

For Rent-Controlled Units

Present: The present ordinance applies to four units and above.

Proposed: Amend current ordinance of "rent-control" apartments to require rent control for all units except three family units, which are owner-occupied. This would place more units to be rent-controlled.

Rent Control Increases

Present: Currently, the maximum allowable rent increase is set at 4% or the change in the consumer price index (CPI), whichever is less.

Proposed: For the rent control ordinance, reduce the maximum allowable rent increase to 3.5% or the change in CPI, whichever is less. Establish a maximum rent increase of 2.5% for senior citizens.

Capital Improvements Rent Increases

Present: Rent increases are allowed when capital improvements are made, without any application to the Bureau of Rent Leveling. This provision of the ordinance allows for likely increases of \$50 to \$200 per month for capital improvements.

Proposed: Require all rent increases for capital improvements to be submitted to Rent-Leveling Board, documented, and certified, prior to capitol improvement increase.

Rent Stabilization for New Construction of Non-Rent Controlled Units

Present: Support state legislation for new construction to provide for rent stabilization: a maximum allowable rent increase of 9% in any 12-month period.

Proposed: Support state legislation for new construction to provide for rent stabilization: a maximum allowable rent increase of 9% in any 12-month period.

Ban Rent Increase Formula

Present: Use of algorithmic software to determine rental increases.

Proposed: Pass municipal ordinance banning the use of algorithmic software, which has allowed for inflated rent increases and may violate federal antitrust laws.

Rent Leveling Board Transparency

Present: The Rent Leveling Board's actions, meetings, and decisions are not fully available, transparent, recorded, or observable by the public.

Proposed: Professionalize the Rent Leveling Board to provide for the open, public, and vigorous protection of the law, a transparent process for resolving issues by the board, and setting administrative guidelines for matters before the board.



MCGREEVEY

FOR MAYOR

TENANTS RIGHTS GUARANTEE

While Jersey City has experienced unprecedented growth and development in recent years, as well as economic revitalization in the downtown area, most residents have been burdened by increasing rental prices, which is largely a result of an ineffective and unenforced rent control ordinance.

In order to ensure that Jersey City becomes more affordable for all residents, we must ensure that Jersey City adopts a strong and effective tenants advocacy plan, so that residents may have a clear expectation of how and when living costs will change in the future.

As I present a comprehensive affordability policy platform for my campaign, I recognize the critical importance of protecting tenants and their rights. In order for Jersey City to be a city for all residents, we must be able to afford to live here and be confident that we will not be “outpriced” in a year or two. Ensuring Jersey City is affordable is a priority.



Tenants Advocacy Town Hall Meeting

Monday, September 9, 2024

6:30 p.m. — 8:30 p.m.

Our Lady of Mount Carmel Parish Hall • 99 Broadway • Jersey City, NJ 07306

READ JIM'S 7-POINT PLAN ON THE REVERSE