

Building More AFFORDABLE HOUSING

I am committed to building 1,000 new affordable homes for working families and 500 new affordable rental homes for seniors.

- 1. Require new redevelopments to build at least 20% affordable housing**, including plans given tax abatements or PILOTs.
- 2. Review affordable housing requirements annually** to determine if new developments could build more affordable housing than required.



- 3. Leverage Federal and State funding for affordable housing**, including Low Income Housing Tax Credits, U.S. Department of Housing and Urban Development funds, and New Jersey's Economic Development Authority funding.
- 4. Collaborate with the faith community to build more affordable housing**, following the example of Nehemiah, which constructed thousands of homes in East Brooklyn and was initiated by local clergy.
- 5. Ensure that developers given tax abatements use the funds they would pay in taxes for other City projects**, such as building Recreation Centers, renovating public schools, repairing roads after development, and extending the PATH train service to our West Side. PILOTs, when reasonably offered, should be trades, not gifts.

Upcoming Town Hall Meetings

January 22
6:30 - 8:30 pm

Our Lady of Mt. Carmel Parish Hall
99 Broadway

January 31
6:30 - 8:30 pm

A Better Life Ministry
129 Linden Avenue

To RSVP, call **201.401.9966** or email **jmjc2025@gmail.com**



My Grandparents Came to Jersey City
for the **AMERICAN DREAM.**

*I Want to Make Sure It's Still
Here for my Daughter.*



Affordability is critical to any city. Jersey City must refocus its efforts on issues affecting working families and seniors.

- 1 Limit Municipal Tax Levy to 2% Annual Maximum Increase**
- 2 Bring the MUA Sanitation Cost & MUA Sanitation Fees Back into the Municipal Budget**
- 3 Establish & Enforce the Tenants' Bill of Rights**
- 4 Build 1,000 Affordable & 500 Senior Housing Units**



Controlling Government Costs to Stabilize Property Taxes and Rents

- ➔ **Initiate a comprehensive audit by an independent auditor and the NJ Department of Community Affairs.**
- ➔ **Return MUA waste disposal expenses to the municipal budget.**
- ➔ Sanitation costs must be returned to Municipal Operations and not separately billed to residents through the MUA. Property taxes are deductible from state income tax; MUA fees are not.
- ➔ **Ensure the City stops incurring penalties for improper tax filings with the state and federal governments. Implement and enforce the best budget, bookkeeping, and accounting practices.**
- ➔ **Enforce New Jersey Local Budget Law, N.J.S.A. 40A:4-57, which prohibits spending any funds over the amounts agreed upon in the yearly City budget.**
- ➔ **Live within our means.** We must stabilize property taxes by economizing, reducing costs, and eliminating discretionary spending, such as the Centre Pompidou, increased costs of the Loew's Theater.



Tenants' *Bill of Rights*

- 1 Establish a Tenants Advocacy Enforcement Unit of lawyers.** As both a renter and lawyer, I find it challenging to navigate the law for renters in Jersey City. Establishing a dedicated team of lawyers would help renters leverage existing regulations to ensure their landlords treat them adequately.
- 2 Place more units under rent control.** Amend the current "rent control" apartment ordinance to require rent control for all units except three-family, owner-occupied units.
- 3 Reduce the maximum allowable rent increase.** Amend the current "rent control" apartment ordinance to decrease the maximum allowable rent increase to 3.5% or the change in the consumer price index, whichever is less. For senior citizens, establish a 2.5% maximum rent increase.
- 4 Professionalize the Rent-Leveling Board.** Establish a transparent process for resolving renters' issues and setting administrative guidelines for the Board so that its operations are open to public scrutiny and all renters know their practical rights.
- 5 Strengthen the Rent-Leveling Board.** Before rent increases for capital improvements (renovations) take effect, they must be submitted to the Rent-Leveling Board, documented, and certified.
- 6 I support state legislation for rent stabilization for new construction, allowing a maximum rent increase of 9% in 12 months.** Residents must be able to stay in their newly rented apartments without fear of exorbitant rent increases throughout the year.
- 7 Ban the algorithmic rent-increase formula.** This software artificially raises the cost of rent in buildings based on the average rental prices of other buildings, which is price fixing.

