

SPONSORED BY:
SECONDED BY:



**CITY OF HOBOKEN
RESOLUTION NO.:**

**RESOLUTION CONDEMNING PROPONENTS OF THE PROPOSED
RENT CONTROL REFERENDUM FOR NOT TRUTHFULLY
CONVEYING TO VOTERS THE IMPACTS THEIR PROPOSAL AND
FOR COLLECTING PETITION SIGNATURES UNDER FALSE
PRETENSES, AND STRONGLY URGING RESIDENTS WHO SUPPORT
RENT CONTROL PROTECTIONS TO NOT SIGN THE PETITION**

WHEREAS, individuals are actively collecting signatures from Hoboken residents on a petition to place a proposed referendum on the ballot for a future special municipal election (the “Petition”); and

WHEREAS, individuals collecting signatures from Hoboken residents to place this proposed referendum on the ballot are deceptively telling Hoboken residents that they should sign the Petition because it is for “Affordable Housing in Hoboken”; and,

WHEREAS, the proposed referendum will ask whether owners of apartment units that are subject to Hoboken’s rent-control ordinance can reset their base monthly rent to market rate — eliminating hundreds of below-market rate, rental properties that are more affordable from the Hoboken real estate market — in exchange for the unit owner’s making a single \$2500 payment; and,

WHEREAS, the proposed referendum provides that as soon as a rent-controlled unit becomes vacant (a major incentive for those landlords to want their current tenants to leave their rent-controlled units), any landlord that makes such a single \$2500 payment will have the right to reset the unit’s base rent to market rate, effectively gutting critical rent-control protections; and,

WHEREAS, after such a rental unit’s rent resets to a new base market rent, Hoboken’s rent control ordinance would apply and impose an annual cap on annual rent hikes (currently limiting annual rent increases to the Consumer Price Index or 5%, whichever is less); and,

WHEREAS, the proposed referendum provides that the one-time \$2500 payments would be deposited into the affordable housing trust fund, and these payments when pooled would at best generate sufficient revenue to create a handful of new affordable units, if any; and,

WHEREAS, the net effect of the proposed referendum would be to remove hundreds of rent control-protected below-market units from Hoboken’s housing stock; and,

WHEREAS, the impact of the proposed referendum will at best negligibly increase the number of affordable units, if at all, notwithstanding the deceptive claims made by individuals approaching Hoboken residents and asking them to sign the Petition; and,

WHEREAS, the Hoboken City Council believes that Hoboken’s Rent Control

Ordinance, as enacted, has the important beneficial impact of allowing a range of price-points at below market rental rates for apartments in the City of Hoboken, which adds to the economic diversity of our community and maintains critical affordability measures.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Hoboken, that it does hereby strongly oppose the proposed referendum that will substantially undermine the important public benefits of Hoboken’s rent control ordinance, and

BE IT FURTHER RESOLVED THAT, the City Council of the City of Hoboken condemns the proponents of the proposed referendum for not truthfully conveying to voters the impacts of their proposal and collecting Petition signatures under false pretenses, and

BE IT FURTHER RESOLVED THAT, the City Council of the City of Hoboken strongly urges residents who support rent control protections to not sign the Petition.

Meeting Date: April 17, 2024

APPROVED:

**JASON FREEMAN
BUSINESS ADMINISTRATOR**

APPROVED AS TO FORM:

**BRIAN ALOIA, ESQ.
CORPORATION COUNSEL**

✓ Vote Record - CC - Resolution						
		Yes/Aye	No/Nay	Abstain/Alternate	Absent	
<input type="checkbox"/> Adopted <input type="checkbox"/> Denied <input type="checkbox"/> Carried	Phil Cohen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	James Doyle	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Tiffanie Fisher	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Emily Jabbour	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Paul Presinzano	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Joe Quintero	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Ruben Ramos	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Michael Russo	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Jennifer Giattino	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	