



HUDSON COUNTY DSA

Tell City Council: Fair Language on the Ballot Question



We convinced City Council to vote down the "compromise" with MSTA but we still have to beat this thing in November. The first step is making sure that voters who see it on their ballots understand what it does. MSTA has written their own misleading language but City Council has the

580 Letters

Sent



Only 420 more until our goal of 1,000

TAKE ACTION

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opportunity, up until 10 weeks before the election (8/27) to put honest language on the ballot. Our friends at HFHA have prepared the following, which we're asking you to ask City Council to adopt:

DSA, the sponsor of this letter campaign.

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INTERPRETIVE STATEMENT FOR INITIATIVE PETITION SUGGESTED BY HOBOKEN FAIR HOUSING ASSOCIATION

Hoboken's Rent Control law states that a landlord can increase the rent on a unit by 25% over the amount of the previous tenant's rent. He can only do this once every 3 years and only when a tenant moves out. This is known as a "25% vacancy decontrol."

The proposed amendment would entitle a landlord to **full vacancy decontrol** when a tenant vacates a unit. This means that a landlord could increase the rent to the maximum achievable amount on an incoming tenant, regardless of the amount paid by the previous tenant.

This creates an economic incentive to compel pre-existing tenants (who may have lower rents) out of their apartments, especially those in buildings with only 3 (or fewer) units, where there is no protection from eviction without cause.

The proposed amendment would also condition full vacancy decontrol on landlords making a minimal \$2,500 contribution to Hoboken's Affordable Housing Trust Fund. Such payment is insignificant compared to the large amounts they would now be receiving through much higher rents.

A "YES" vote means that you are voting for full vacancy decontrol.

A "NO" vote means Hoboken's existing rent control protections will remain fully intact with no change

Compare that to MSTA's language

MSTA INTERPRETIVE STATEMENT FOR INITIATIVE PETITION

Currently, Property Owners/Landlords operating rent-controlled properties are not required to contribute to the funding necessary to foster and create new affordable housing. Rent controlled apartments do not satisfy the need for affordable housing since Tenants who move into or currently reside in Hoboken have incomes that generally exceed the standards to qualify for affordable housing.