



STEVEN M. FULOP  
MAYOR OF JERSEY CITY

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### ***Mayor Fulop Announces Ordinance to Tighten Rent Control Eliminating Confusion Surrounding Section 8***

***Administration worked with tenant advocacy group Jersey City Together on revisions that will see more people covered and protected by rent control; City Also Announces Increased Funding to Legal Advocacy Services for Tenants***

**JERSEY CITY – Mayor Steven M. Fulop** announced today that the administration will introduce revisions to the city’s Rent Control ordinance to close a discrepancy that previously allowed landlords to exploit rent control guidelines via Section 8 vouchers, which resulted in many units ultimately being removed from the rent control rolls.

“Some landlords were actually using Section 8 vouchers to circumvent rent control and escalate rent significantly and ultimately removing units from rent control from the city’s inventory, thereby reducing the number of affordable units across the city,” said **Mayor Fulop**. “That is not acceptable and this revision will allow more people to be covered and protected by rent control guidelines.”

Under the previous city ordinance, units receiving state or federal subsidies, primarily Section 8 vouchers could be used to try and exempt the landlord from rent control. While the city believed that Section 8 would have been protected many landlords manipulated the system to use the voucher to increase rent. As a result, many units that would have previously been subject to rent control saw spikes in their rent and an essential evisceration of the affordability of that unit.

“Making sure that Jersey City remains affordable is a priority for my administration and we will continue to take all the necessary steps to ensure this,” added **Mayor Fulop**.

In Jersey City, there are more than 4,500 active Section 8 vouchers being utilized citywide and approximately 40,000 rent control units.

“Through our research, we have seen how landlords like Trendy Management have used what they think is a loophole in Jersey City’s rent control law to eliminate crucial affordable housing in our city,” said **Rev. Thomas Murphy, of Jersey City Together**. “While we believe this practice has long been suspect under rent control, the proposed changes will clarify that this practice is illegal and strengthen protections for existing affordable housing in our city.”

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“This loophole allowed landlords to use section 8 as a way to eliminate rent controlled units, and this was not something we could stand for,” said **At-Large Councilwoman Joyce Watterman**. “We have been working aggressively to expand affordability throughout Jersey City and part of that means looking at the laws on the books to make sure loopholes like this don’t exist. We listened to the advocates, and worked with the community and will continue to take the necessary measure to ensure residents across Jersey City have access to quality affordable housing.”

In addition to the revisions to the ordinance, Mayor Fulop announced today that the city would increase its funding of legal advocacy services for tenants. In March, Mayor Fulop announced plans for an expansion of the city’s landlord-tenant office with increased resources and caseworkers to expand capacity.

Plans are also underway to also revamp the landlord-tenant office website so that tenants have easier access to important information, as well as the creation of a database of lawyers that can help advocate for tenant rights when problems arise.

**All media inquiries should be directed to Jennifer Morrill, Press Secretary to Mayor Steven M. Fulop at [jenniferm@jcnj.org](mailto:jenniferm@jcnj.org) or 201-376-0699.**