



MEMORANDUM

To: Members of the Senate Community and Urban Affairs Committee
From: David Brogan, Executive Director, NJAA
Date: June 10, 2020
Re: NJAA Opposition to S-2485 (Stack)

On behalf of the New Jersey Apartment Association (NJAA), and our members who own, develop, and manage both market-rate and affordable housing for over a million New Jersey residents, we **respectfully oppose S-2485**, and ask you to vote “**NO**” when it comes before you for a vote on Wednesday, June 10, 2020.

COVID-19 has negatively impacted tenants and landlords alike. To assist COVID-19 impacted tenants, NJAA members have been waiving late fees and offering repayment arrangements for tenants who need assistance. And NJAA has repeatedly encouraged all landlords in New Jersey to follow the example of our membership.

It should be noted that apartment owners and their staff have been on the front lines in the COVID-19 fight since the start of this pandemic, putting in place enhanced cleaning protocols, responding to emergency and maintenance issues in occupied apartments, and dealing with the myriad issues stemming from so many residents spending almost all of their time at home. **Yet, unlike every other business in New Jersey, our sole source of revenue is being restricted for an undetermined period of time, extending months beyond the state of emergency, while the State and municipal governments still require timely income and property tax payments with no relief for landlords. This is inherently unfair.**

It should be noted that even the \$100 million rental assistance program that the governor recently announced focuses **ONLY** on low- and moderate-income renters, leaving middle-income households and those living in workforce housing with little chance for assistance. Furthermore, this limited program will not go into effect for several months.

We believe that NJAA has demonstrated that even when a bill places additional burdens on landlords -- if we can come to some middle ground -- we do (e.g. S-3124 from last session). On this bill, however, we do not see a middle ground. **S-2485, coupled with Executive Order 106, restrict our only source of income well beyond what is being done to other businesses, without any commensurate assistance or relief from government, and places landlords in a precarious financial position. We believe this is unfair, and as such, it is something we must oppose.**

As such, we **respectfully oppose S-2485** and ask you to vote “**NO**” when it comes before you for a vote. If you have further questions, please do not hesitate to contact me at 732-992-0600 or david@njaa.com.

The New Jersey Apartment Association represents over 220,000 multifamily apartment units throughout the State of New Jersey. We are a statewide organization dedicated to maintaining, improving, and building both market-rate and affordable rental housing that serves over one million New Jersey residents.