

ANSWERS ABOUT **RENT CONTROL** IN MONCLAIR

Thank you for your interest in this important issue for Montclair! The Montclair Property Owners Association (MPOA) is working diligently to protect the interests of all property owners in Montclair. Below are some FAQs which will give you more information on the issue, who we are, what we are doing and why we are doing it. We will continue to keep you updated with latest developments. Of course, if you have any further questions, please do not hesitate to reach out!

Why does Rent Control matter for me?

Even if you do not own rental property in Montclair, Rent Control will have negative effects for you:

1. Empirical studies on cities with rent control demonstrate that it depresses property values across all property types.
2. Property taxes on income-generating property, such as apartment buildings, are levied based on revenues. As tax collection from multi-family properties reduces, the tax burden shifts to the single-family homeowner.

Why did the Council pass such an important ordinance in the current environment?

It has become obvious that the passing of rent control is an attempt to curry votes by the two current Mayoral candidates ahead of the May 12 election, despite that Executive orders from the Governor forbid taking up public policy issues during the COVID-19 pandemic. Without soliciting input from a single homeowner or landlord during the crafting of the law, and without providing the required legal notice for their first reading of the Ordinance on March 10th, the Council moved the Ordinance for second reading. On April 7th, they allowed public participation only via phone-conference, passing the Ordinance, over the objections of dozens of residents who were able to call in and voice their opposition. They have failed in their stated purpose to represent the collective interest of the residents of Montclair.

What is the Montclair Property Owners Association?

The MPOA is a representative association of multifamily property owners in Montclair, formed in response to the Rent Control ordinance. Some property owners became aware of the ordinance in early March, and since then have taken decisive action in response.

What has the MPOA done to this point?

We have taken several steps against this ordinance:

1. Formed and funded the MPOA in response to this ordinance.
2. Generated awareness of the issue, through various channels:
 - a. News/Media campaign
 - b. Online petition
 - c. Direct mailing to all Montclair homeowners
3. **Successfully won a court injunction preventing this law from going into effect until the Court decides on the legality of the Council's action and the Town adopts a workable process to allow the law to be opposed by Referendum.**

How Does Referendum Work?

Montclair residents have the statutory right to Petition the repeal of any law passed by the Town Council. When a Committee of Petitioners collects the required number of signatures within 20 days of the passing of an Ordinance, the law is suspended pending an election.