

ASSEMBLY RESOLUTION No. 207

STATE OF NEW JERSEY 219th LEGISLATURE

INTRODUCED NOVEMBER 19, 2020

Sponsored by:

Assemblyman BENJIE E. WIMBERLY

District 35 (Bergen and Passaic)

Assemblyman HERB CONAWAY, JR.

District 7 (Burlington)

Assemblywoman VERLINA REYNOLDS-JACKSON

District 15 (Hunterdon and Mercer)

Co-Sponsored by:

Assemblywoman Jasey

SYNOPSIS

Encourages Congress and President to enact stimulus legislation to address the emerging housing crisis.

CURRENT VERSION OF TEXT

As introduced.



(Sponsorship Updated As Of: 12/10/2020)

1 **AN ASSEMBLY RESOLUTION** encouraging the Congress and
2 President of the United States to enact into law stimulus
3 legislation to address the emerging housing crisis.

4
5 **WHEREAS**, The COVID-19 pandemic and the measures taken to
6 control it have resulted in widespread unemployment and lost
7 income to large numbers of New Jersey tenants; and

8 **WHEREAS**, From April through July of this year, New Jersey's
9 unemployment rate exceeded 14 percent and continues remain at
10 elevated levels; and

11 **WHEREAS**, Unemployment and loss of income have rendered many
12 tenants unable to pay rent in whole or in part, placing them at
13 potential risk of eviction following the conclusion of the eviction
14 moratorium adopted through Executive Order 106 of 2020; and

15 **WHEREAS**, Although Executive Order 106, and other tenant
16 protections established during the COVID-19 pandemic appear
17 to be preventing many evictions that might otherwise occur, the
18 tenant protections, combined with the underlying economic
19 circumstances of the pandemic, could result in a widespread loss
20 of rental income, placing landlords in a financially-vulnerable
21 situation; and

22 **WHEREAS**, If not addressed, sustained loss of rental income could
23 lead many landlords to defer repairs, reduce maintenance, and
24 potentially abandon their properties, all of which could
25 adversely-effect landlords, families living in rental properties, as
26 well as many neighborhoods throughout the State; and

27 **WHEREAS**, The federal "HEROES Act," H.R.6800, a bill that would
28 significantly help to address these challenges, has been passed by
29 United States House of Representatives, but still needs to be
30 acted on by the United States Senate and the President; and

31 **WHEREAS**, In order to ensure the prevention of evictions as well as
32 property deterioration and abandonment, arising from the
33 temporary loss of tenant and landlord income during the time of
34 the coronavirus pandemic, it is imperative that the Congress and
35 the President swiftly enact stimulus legislation, in the form of the
36 "HEROES Act" or through similar legislation, that may be
37 applied towards addressing these developing emergencies; now,
38 therefore,

39

40 **BE IT RESOLVED** *by the General Assembly of the State of New*
41 *Jersey:*

42

43 1. The General Assembly of the State of New Jersey
44 memorializes the Congress and President of the United States to
45 enact into law stimulus legislation that may be applied towards
46 addressing the emerging housing crisis faced by New Jersey and
47 other States.

1 2. Duly authenticated copies of this resolution, signed by the
2 Speaker of the General Assembly and attested by the Clerk thereof,
3 shall be transmitted to the President of the United States and each
4 member of Congress from this State.

5
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7 STATEMENT

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9 This resolution urges the Congress and President of the United
10 States to enact into law stimulus legislation to address the emerging
11 housing crisis in New Jersey and other states.

12 The COVID-19 pandemic and the measures taken to control it
13 have resulted in widespread unemployment and lost income to large
14 numbers of New Jersey tenants. From April through July of this
15 year, New Jersey's unemployment rate exceeded 14 percent and
16 continues to be elevated. Unemployment and loss of income have
17 rendered many tenants unable to pay rent in whole or in part,
18 placing them at potential risk of eviction following the conclusion
19 of the eviction moratorium adopted through Executive Order 106 of
20 2020.

21 Although Executive Order 106, and other tenant protections
22 established in New Jersey during the COVID-19 pandemic appear
23 to be preventing many evictions that might otherwise occur, the
24 tenant protections, combined with the underlying economic
25 circumstances of the pandemic, could result in a widespread loss of
26 rental income, placing landlords in a financially-vulnerable
27 situation. If not addressed, sustained loss of rental income could
28 lead many landlords to defer repairs, reduce maintenance, and
29 potentially abandon their properties, all of which could adversely-
30 effect landlords, families living in rental properties, as well as many
31 neighborhoods throughout the New Jersey. The "HEROES Act,"
32 H.R.6800, a bill that would significantly help to address these
33 challenges, has been passed by United States House of
34 Representatives, but still needs to be acted on by the Senate and the
35 President.

36 In order to ensure the prevention of evictions as well as property
37 deterioration and abandonment, arising from the temporary loss of
38 tenant and landlord income during the time of the coronavirus
39 pandemic, this resolution urges Congress and the President to
40 swiftly enact stimulus legislation, in the form of the "HEROES
41 Act" or through similar legislation, that may be applied towards
42 addressing these developing emergencies.