



RESOLUTION 20-371

Resolution Supporting New Jersey Assembly Bill No. 4034/Senate Bill No. 2340 "The People's Bill" Which Provides Eviction Protection For Those Economically Impacted During Time Of Corona Virus Pandemic

WHEREAS, New Jersey Assembly Bill 4034 (A4034) known as "The People's Bill" provides protection to certain homeowners, tenants and landlords during the COVID-19 Pandemic Emergency Period; and

WHEREAS, the goal of the bill is to prevent the rise of homelessness. As many families struggle to earn a living and maintain their households during the pandemic, the bill seeks to create pauses and repayment plans on rent and mortgage payments for tenants and homeowners throughout the state; and

WHEREAS, The state has received more than 1 million Unemployment Insurance claims, which means that household incomes are in flux, in decline, or in doubt, and New Jersey is already one of the most expensive places in the nation to rent or purchase a home.

WHEREAS, "The People's Bill" has gained support from over 100 organizations across the state; and

WHEREAS, "The People's Bill" allows any person who has experienced any loss of income or employment, increased expenditures related to childcare, or unexpected funeral expenses for a loved one, during COVID-19, to apply for a repayment plan option through this bill; and

WHEREAS, "The People's Bill" provides a moratorium on eviction of tenants until after the 60th day following the end of the Emergency Period; and

WHEREAS, "The People's Bill" provides balanced relief to landlords, tenants and homeowners. If a homeowner/landlord has experienced similar losses, the homeowner is entitled to a forbearance that extends the mortgage terms with no additional fees or interest; and

WHEREAS, without "The People's Bill", thousands of families will receive eviction and foreclosure notices as evidenced by the more than 15,000 evictions have already been pre-filed in landlord-tenant courts throughout the state; and

WHEREAS, this bill protects consumers. No renter or homeowner should incur additional fees or suffer negative marks on their credit scores because they were responsible and worked out a payment plan with their landlord or lender.

WHEREAS, homeownership is the biggest creator of generational wealth and there are major disparities in New Jersey in the rate of homeownership by whites that is twice that of Black and Latino residents, Helping to protect generational wealth by providing tools for homeowners of color, and protecting renters, who are much more likely to be Black and Latino, to protect against evictions and prevent negative credit scores, is an urgent matter of racial justice.

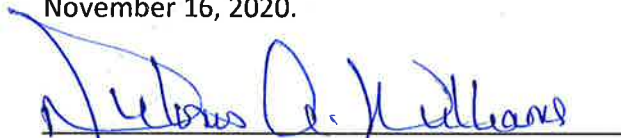
WHEREAS, "The People's Bill" was reported out of Assembly Committee, substituted by New Jersey Senate Bill No. 2340 (S2340) and received in the Senate; now, therefore be it

RESOLVED, that the Princeton Municipal Council strongly supports passage of S2340 and urges the New Jersey Senate Leadership to move this bill; and be it further

RESOLVED, that copies of this Resolution shall be forwarded to the Governor of the State of NJ, Senate President Stephen M. Sweeney, Senate Majority Leader Loretta Weinberg and the Members of the 16th District State Legislative Delegation.

Councilperson	Absent	Present	1 st	2 nd	Yea	Nay	Abstain	Disqualified
Mr. Cohen		X			X			
Ms. Fraga		X			X			
Ms. Niedergang		X			X			
Ms. Pirone Lambros		X	X		X			
Ms. Sacks		X			X			
Mr. Williamson		X		X	X			
Mayor Lempert		X						

I, Delores A. Williams, Municipal Clerk of Princeton, do hereby certify that the above is a true copy of a resolution adopted by the Mayor and Council of Princeton at a meeting held November 16, 2020.



 Delores A. Williams, Municipal Clerk