

City of Perth Amboy – Rent Leveling Board Meeting
Monday, October 4, 2021
Minutes: Meeting commenced @ 7:02 p.m. via zoom

Welcome: Chairperson S. Hubberman read open public meeting act.

Roll Call, Luz Ramirez, Vincent Mackiel, Gisela Ramos Espaillat, Michelle Moreland, and Chairperson Sharon Hubberman, Esq. and Dianne Roman (recording secretary to the RLB and City representative)

Pledge of Allegiance

Approval of Minutes: September 13, 2021

Vincent Mackiel

Luz Ramirez

Motion

2nd the Motion

All members in attendance accepted the minutes.

Topics of discussion:

Presentation: Janet Cruz, PRAHD, Rental Assistance Programs

Ms. Cruz provided an overview of the funds received by the PRAHD and the rental assistance programs available to Perth Amboy residents. She also went into detail on the homelessness prevention program for Middlesex County, which offers assistance to individuals who suffered a loss of income during the COVID-19 pandemic. Additional presentation materials were shared with the rent leveling board and are available to the public for review.

V. Mackiel asked to know the number of families waiting for court summons in the county to help the RLB understand the landscape.

Motion to open old business.

Vincent Mackiel

Luz Ramirez

Motion

2nd the Motion

Topic of Discussion: Rental Increase Cap

Chairperson S. Hubberman expressed her appreciation to the housing intern for organizing the report on the rental increase cap. Asked members of RLB to provide suggestions.

V. Mackiel provided feedback in regards to current cost of living, stated that cost of living increases are out of control. He expressed concern for current renters and the

current allowable rental increase cap. V. Mackiel stated that he would “entertain to lower the allowable increase of rent.” Mr. Mackiel further elaborated that the board exists to serve both renters and property owners.

Janet Cruz asked a question

M. Moreland agrees that the allowable rental increase cap should be lower than five percent.

V. Mackiel adds that the city ordinance prevents rental increases beyond five percent from taking place. He stated that the RLB has the power to devalue that increase.

L. Ramirez commented as a property owner that she has not increased the rent for her tenants. She does not think the current cap percentage should be changed.

G. Ramos, attending her first meeting as an alternate, states that she would like more information regarding rent increases before making further comments.

S. Hubberman speaks on CPI evaluation from cost of living and how it is based on data from the 1980’s. She adds that in considering this information, one cannot look at the average household but

Motion to open old business.

Vincent Mackiel Luz Ramirez
Motion 2nd the Motion

Old Business:

No old business

Motion to close old business.

Vincent Mackiel Luz Ramirez
Motion 2nd the Motion

Motion to open new business.

Vincent Mackiel Luz Ramirez
Motion 2nd the Motion

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New Business:

No new business

Vincent Mackiel Luz Ramirez
Motion 2nd the Motion

Motion to open to the public.

Vincent Mackiel Luz Ramirez

