



CITY OF PASSAIC

330 PASSAIC STREET
PASSAIC, NEW JERSEY 07055

OFFICE OF THE MAYOR
HECTOR C. LORA

TELEPHONE: (973) 365-5510
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EXECUTIVE ORDER OF THE HONORABLE HECTOR C. LORA, MAYOR OF THE CITY OF PASSAIC

WHEREAS, the Governor of the State of New Jersey declared a Public Health Emergency and State of Emergency in the State of New Jersey on March 9, 2020 due to the spread of COVID-19 which continues to be in existence; and

WHEREAS, many citizens of New Jersey and the City are or will be experiencing substantial loss of income as a result of business closures, reductions in hours, or layoffs related to COVID-19, impeding their ability to keep current on rent and mortgage payments; and

WHEREAS, housing security and stability are important to public health, particularly as homelessness can increase vulnerability to COVID-19; and

WHEREAS, on March 19, 2020, Governor Murphy signed the residential eviction and foreclosure moratorium legislation into law to protect New Jersey residents in this critical time; and

WHEREAS, the adverse economic impacts of COVID-19 are significant, and pose a growing threat to the housing security of many New Jersey residents; and

WHEREAS, in light of the ongoing financial hardships, the severe disruption to the economy at all levels, and in the spirit of the moratorium on the execution of warrants of eviction, I have determined that the immediate stability of rents is necessary in the public interest and is best served by placing an immediate, temporary moratorium on rent increases as herein ordered.

NOW, THEREFORE, pursuant to the authority vested in me by law as the Mayor of the City of Passaic, I, Hector C. Lora hereby ORDER as follows:

1. A rent freeze is hereby declared to all applicable residential tenants who consistently have paid rent in a timely manner to date or shall henceforth do so, in all residential rental units in the City of Passaic with the exception according to all pre-existing Federal, State and existing laws:
 - a.) Rental units in properties that are owner-occupied with no more than one additional rental unit;
 - b.) Rental units in properties exempt from local rent regulation by state or federal law;
 - c.) Rental units in which the rent is determined as function of household income; and
 - d.) Rental units in hotels.



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2. This rent freeze shall take effect retroactive to January 1, 2021. During the period the rent freeze is in effect, no rent shall be increased for those applicable residential tenants as to any property covered by this Executive Order, where "rent" is defined for purposes of this Executive Order as any price for the use of a residential rental space, no matter how set forth, including amounts paid by the tenant for the use of any service in connection with a tenancy. Any increased rent already paid during the period of January 1, 2021 through the date of this Executive Order shall be applied as a credit to the following month's rent.
3. If a residential tenant is in arrears or shall at any point go into arrears, any rent increase applied shall not exceed 2%. There shall be no evictions of any residential tenants pursuant to State regulations under this Executive Order.
4. No other charge associated with the rental of a property covered by this Executive Order, including but not limited to charges for parking, pets, or the use of furniture, shall be increased during this time.
5. This Executive Order shall take effect immediately and shall remain in effect until replaced by subsequent Executive Order or until thirty (30) days after the public health State of Emergency caused by COVID-19 has been lifted in the State of New Jersey.
6. If any provision of this Executive Order, or the application of any provision to any such person or circumstance, shall be held invalid or unenforceable for any reason, the remainder of this Executive Order to the extent it can be given effect, of the application of such provision to person or circumstance other than those to which it is held invalid or unenforceable shall not be affected thereby, and to this extent the provisions of this Executive Order are severable.
7. This Executive Order shall be kept on file in the Office of the City Clerk, published on the City's website and shall be made available to the public upon request for same.

Honorable Hector C. Lora, Mayor

Dated: January 29, 2021