

# HUDSON COUNTY PROPERTY RIGHTS COALITION

**Incorporating:**



**Presented by Ron Simoncini & *axiom***  
Communications



# **HUDSON COUNTY**

## PROPERTY RIGHTS COALITION

### **About us:**

- No regular dues collections, support needed only for confrontations
- Legal support and guidance provided by Charles Gormally, Esq. of Brach Eichler
- Axiom Communications community and public relations support
- 501(c)(4) Organization: anonymous membership, fully insured

## **Collaborators:**

- Liberty Board of Realtors
- NJAR
- NJAA
- League of Municipalities
- Policy Makers (Local and State Levels)



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## History & Track Record:



- 2019: Rent Control
- Airbnb Regulation
- Rent Increases Post-Pandemic



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## History & Track Record:



- Eviction Moratorium Legal Win
- Condo Conversion Moratorium Veto
- New Certified Mailing Standard



# History & Track Record:



Mile Square  
Taxpayers  
Association

- **Rent Control Referendum**  
**Win Supporting Z88**



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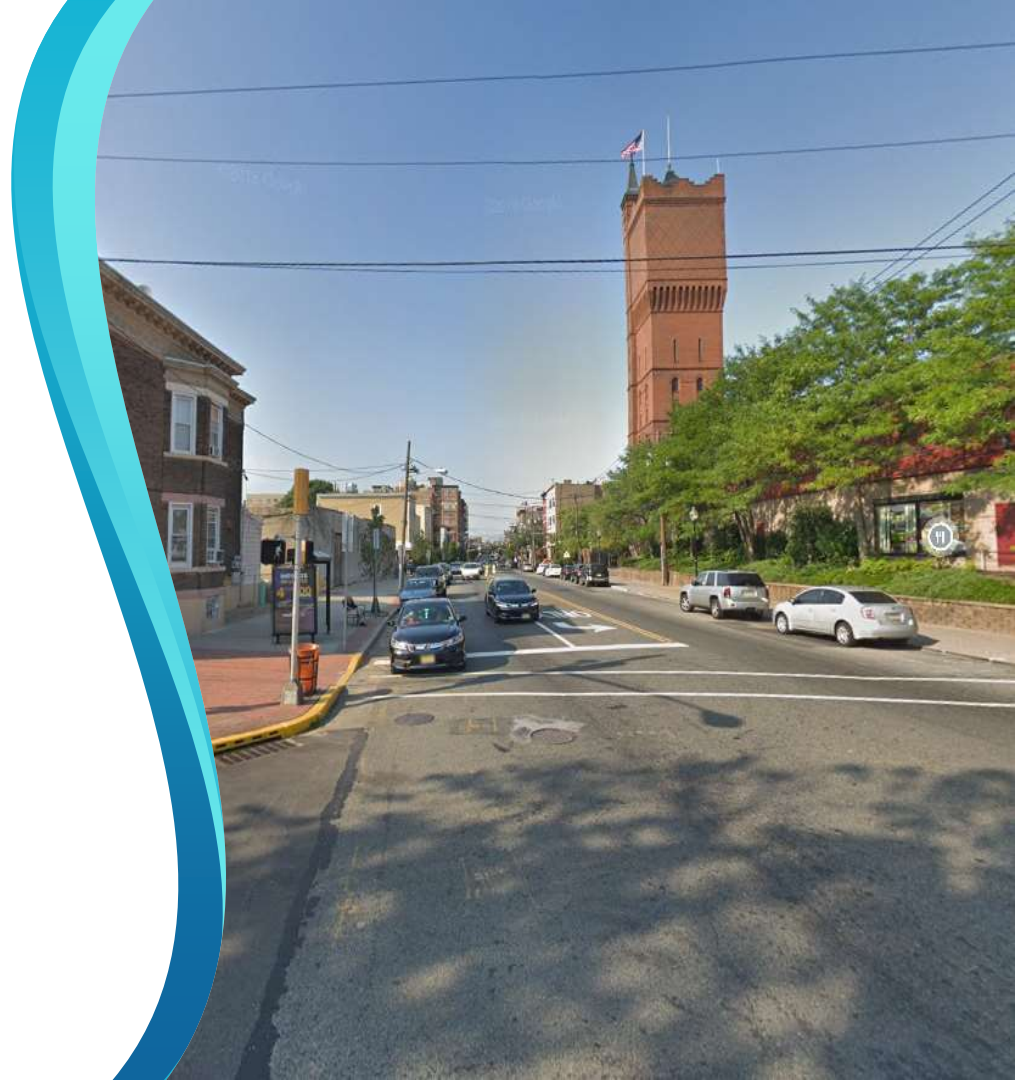
**History &  
Track Record:**



WEEHAWKEN

TAXPAYERS ASSOCIATION

- **Rolled Tax Surcharge into an Allowable Base Rent**



## **Current Activity**



- **Resolving Legality of Recent  
Garbage Tax**



## Current Activity



- **Complete Reform of Rent Control and Rent Leveling Board**
- **Ongoing Presence at Rent Board Meetings**



## **Current Activity**



- **Assessing How to Confront Height Restrictions and Zoning Irregularities**

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## Current Activity



WEEHAWKEN

TAXPAYERS ASSOCIATION

- **Contemplating Efforts to Convert Rent Control Units to Affordable Housing Units**



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### Incorporating:



## Advocacy and Next Steps

- Continued Support of Every Member in Hudson County in their Respective Jurisdictions
- Generate Membership to Support Property Owners in Threatened Environments with Personal and Direct Service

## Questions/Comments

If you are an owner in Hudson County, we want you to be involved in these initiatives. The larger we are, the stronger we are – and that means more equity for Property Owners in the Country