

OFFERED BY COUNCILOR ENRIQUE J. PEPÉN



CITY OF BOSTON

IN THE YEAR TWO THOUSAND TWENTY SIX

RESOLUTION IN SUPPORT OF A PROPOSED LOCAL OPTION FOR RENT STABILIZATION, HOUSING AFFORDABILITY, AND TENANT STABILITY

WHEREAS, Boston is in a housing crisis that is displacing residents from the neighborhoods they call home, with more than half of Boston renters cost-burdened by housing expenses; *and*

WHEREAS, In 2025, the Boston City Council voted 9-3 in support of the statewide rent control ballot question, reflecting the clear and urgent demand of Boston residents for meaningful tenant protections and large rent increases; *and*

WHEREAS, Over 62 percent of Massachusetts voters support rent stabilization policies, demonstrating broad consensus for reform across the Commonwealth; *and*

WHEREAS, Last week, the tenant advocacy coalition, Keep Massachusetts Home, announced a proposed compromise reached with several of the Boston area's largest real estate developers, showing collaboration between tenant advocates and the development community on solutions to the problems at hand; *and*

WHEREAS, The proposed compromise would create a local option rent stabilization framework, allowing cities and towns to vote to adopt a policy capping annual rent increases at 5 percent above inflation, up to 10 percent, with exemptions for new construction, owner-occupied units, and vacant units; *and*

WHEREAS, The proposed compromise provides a path forward that is locally controlled, equity focused, and able to protect our residents most vulnerable to displacement while preserving the City's ability to continue growing its housing supply; *and*

WHEREAS, This local option would eliminate the need for a lengthy, costly ballot question process that could potentially leave our state without any form of rent control. The State Legislature ought to act swiftly to move this option forward; *and*

WHEREAS, Boston would be among the first municipalities to adopt the local option rent stabilization authority, and this Council is committed to ensuring that any policy implemented is done so in a manner that prioritizes our residents most vulnerable to displacement; ***NOW, THEREFORE BE IT***

RESOLVED: That the Boston City Council supports the local option rent stabilization proposal, reaffirming its commitment to ensure that Boston remains a city where working

families, long-term residents, and people of all incomes can afford to live and thrive.

Filed on: June 10, 2026