

OFFERED BY COUNCILORS GABRIELA COLETTA ZAPATA, HENRY SANTANA,
BRIAN WORRELL, DURKAN, FITZGERALD, FLYNN, MEJIA, MURPHY, WEBER
AND LOUIJEUNE



**CITY OF BOSTON
IN CITY COUNCIL**

AN ORDER TO ADOPT THE GOOD LANDLORD TAX
ABATEMENT AS A LOCAL OPTION IN THE CITY OF
BOSTON

- WHEREAS,** Boston residents are living through the height of the housing crisis. Many residents have been pushed out of their neighborhoods, the City, and many others are on the brink of homelessness or currently homeless; *and*
- WHEREAS,** According to a 2024 Boston Apartment Rental Market Report from Boston Pads, rental unit availability has expanded, but remains limited. The current Real-Time Availability Rate (RTAR) for Boston apartments is 3.91%. As of mid-July 2024, the real-time availability rate (RTAR) for Boston apartments was 3.79%. This is a 34.69% increase from the previous year and a 54.93% increase since mid-July 2022. The RTAR is closer to what it was before the pandemic than in the previous two years, when it was at record lows; *and*
- WHEREAS,** As of January 2025, the average rent in Boston, Massachusetts is \$3,393 per month. This is 118% higher than the national average of \$1,553 per month. Costs to keep units in good shape have increased for small landlords. Property owners often turn to raising their rents leaving renting families and individuals with limited options for affordable housing; *and*
- WHEREAS,** The “Good Landlord Tax Abatement” passed with the Massachusetts tax package at the end 2023. The property tax exemption allows municipalities to adopt a local property tax exemption for affordable real estate that is rented by a person whose income is less than a certain income level set by the City or Town; *and*
- WHEREAS,** Eligible landlords in the City of Boston must have tenants’ with a household income of 80% AMI or less, provide year-round rental units, and must provide rent prices that do not exceed 30% of a household’s total income, as determined “affordable” by the United States Department of Housing and Urban Development (HUD); *and*
- WHEREAS,** In order to deliver more housing to renters at affordable rates, the City of Boston must enact policy that provides incentives and support for landlords who want to provide affordable housing opportunities, but are unable to afford doing so; *and*

WHEREAS Opting into M.G.L. c. 59, § 50 will incentivize landlords to keep their rents below market rate and award good landlords who are already securing rents at accessible Area Median Income levels. Thus, the City of Boston will develop more opportunities affordable housing opportunities for tenants; ***NOW, THEREFORE BE IT***

ORDERED: That the City accept M.G.L. c. 59, § 50, a local option allowing cities and towns to provide an exemption for real property classified as Class One, residential in the city or town. To qualify for the exemption, the property shall be: (i) rented at an affordable housing rate, as determined by the City of Boston and in accordance with the United States Department of Housing and Urban Development guidance and regulations; (ii) rented on a yearly basis; and (iii) occupied year-round by a person or persons whose household income does not exceed an amount to be set by the City of Boston; provided, however, that said income shall not be more than 200 per cent of the area median income.

Effective Date. This local option shall be effective upon passage.

Filed on: January 15, 2025