

OFFERED BY COUNCILOR HENRY SANTANA



## CITY OF BOSTON

IN THE YEAR TWO THOUSAND TWENTY SIX

### RESOLUTION URGING SUPPORT FOR THE 2026 BALLOT QUESTION ON RENT STABILIZATION TO PROTECT TENANTS IN MASSACHUSETTS

**WHEREAS**, The rapidly escalating cost of housing in Boston has created profound instability for renters—placing many seniors, essential workers, and families at risk of displacement and housing insecurity; *and*

**WHEREAS**, Residents across Boston consistently cite housing affordability as a top concern, and over 50% of renters in the Boston area are considered “cost-burdened,” paying more than 30% of their income on rent and utilities—with more than 27% severely burdened, paying over 50%; *and*

**WHEREAS**, Rent control was eliminated through a 1994 statewide ballot question by the aggregate of Massachusetts voters, despite Boston voters supporting the continuation of rent control by a significant margin; *and*

**WHEREAS**, Mayor Michelle Wu and the Boston City Council voted on a home rule petition in 2022 to stabilize rents in Boston that was filed with the Massachusetts legislature and then sent to committee to study; *and*

**WHEREAS**, A coalition led by Homes for All Massachusetts has filed initiative petition language with the Attorney General to place a rent stabilization measure on the November 2026 statewide ballot, proposing a cap on annual rent increases tied to the Consumer Price Index—or, in any case, not exceeding 5% per year—with exemptions for owner-occupied buildings of four or fewer units and for newly constructed buildings during their first ten years. ***NOW, THEREFORE BE IT***

**RESOLVED:** That the Boston City Council hereby declares its support for the rent stabilization measure proposed for the 2026 statewide ballot; ***AND BE IT FURTHER***

**RESOLVED:** That the City Clerk is hereby requested to transmit a copy of this resolution to the Attorney General, the Boston delegation of the Massachusetts Legislature, the Mayor of Boston, and the Governor of the Commonwealth.

**Filed in Council:** January 28, 2026