OFFERED BY COUNCILORS ENRIQUE J. PEPÉN, LIZ BREADON, BENJAMIN J. WEBER, COLETTA ZAPATA, CULPEPPER, DURKAN, FITZGERALD, FLYNN, LOUIJEUNE, MURPHY, SANTANA, AND WORRELL

CITY OF BOSTON

IN THE YEAR TWO THOUSAND TWENTY SIX

RESOLUTION IN SUPPORT OF ACCELERATING HOUSING PRODUCTION WITH PROPOSED TARGETED TAX ABATEMENTS

WHEREAS, Boston has a housing shortage with high interest rates, rising construction costs, and other national economic obstacles stalling housing developments that have already been approved to build; *and*

WHEREAS, Boston needs to build new units at every level of affordability for residents to continue living, working, and thriving in the city they call home; *and*

WHEREAS, Last week, Mayor Michelle Wu proposed targeted, time-limited tax abatements for four previously approved market-rate developments that will provide over 1,400 new homes and 1,500 jobs; *and*

WHEREAS, The proposed abatements would temporarily defer a portion of property tax increases, roughly $22,500 per unit or $31.5 million in total. These abatements would require each project to begin construction within an agreed-upon timeframe. Developers would continue to pay at least as much in property taxes as they do today; *and*

WHEREAS, The City will prioritize projects with more than 100 new homes that include income-restricted housing and meet high energy-efficiency standards. It is estimated that at least 185 income-restricted homes, more than $20 million in Inclusionary Development Policy contributions, and investments in improving the public realm, building climate resilience, and expanding transportation initiatives will be an outcome of these proposed abatements; *and*

WHEREAS, The BPDA Board will consider moving these proposals into formal negotiations at its October meeting, and a 30-day public comment period and community meetings will give residents an opportunity to weigh in on each project; ***NOW, THEREFORE BE IT***

RESOLVED: That the Boston City Council supports the use of targeted, time-limited abatements as a tool to activate stalled projects, protect City revenue, and deliver new homes, income-restricted housing, and jobs for Boston residents; ***and be it further***

RESOLVED: That the Boston City Council encourages residents to take part in the public comment period and community meetings, and encourages the Administration to keep the Council informed as the proposals move through the BPDA Board process; ***and be it further***

RESOLVED: That a suitable copy of this resolution be sent to Mayor Michelle Wu, Chief of Planning Kairos Shen, Chief of Housing Sheila A. Dillon, and the members of the BPDA Board.

Filed on: September 23, 2026