



Medford City Council  
Medford, Massachusetts

**MEETING DATE**

June 23, 2026

**SPONSORED BY**

Isaac Bears, Council President,  
Anna Callahan, City Councilor, Matt  
Leming, City Councilor

**AGENDA ITEM**

**26-117** - Resolution to Support Rent Stabilization Campaign and Legislative Compromise Efforts

**FULL TEXT AND DESCRIPTION**

Whereas, the rising cost of housing in the City of Medford continues to create significant financial strain for renters, placing seniors, working families, and essential workers at risk of displacement and housing insecurity; and

Whereas, housing affordability remains one of the most pressing concerns among Medford residents; and

Whereas, housing instability contributes to broader community challenges, including disruption to students, classrooms, and families, negative impacts on physical and mental health, and the weakening of neighborhood cohesion; and

Whereas, rent stabilization is a critical tool that can help prevent displacement, provide predictability for tenants, and promote long-term community stability; and

Whereas, stabilizing rents may also support the local economy by allowing residents to remain in Medford, with sustainable housing costs allowing them to contribute even more to local businesses and the broader community; and

Whereas, current Massachusetts law prohibits municipalities from enacting rent stabilization policies, necessitating action at the state level; and

Whereas, a proposed initiative petition for the November 2026 ballot and legislation currently under consideration by the Massachusetts Legislature both seek to enable rent stabilization policies; and

Whereas, these proposals include exemptions for owner-occupied buildings with four or fewer units and for newly constructed housing during an initial period, protecting tenants and small-scale landlords

while encouraging new housing development; now, therefore:

Be it Resolved by the Medford City Council that we hereby express our support for both the initiative petition entitled “An Initiative Petition to Protect Tenants by Limiting Rent Increases” and the legislation entitled “An Act enabling cities and towns to stabilize rents and protect tenants”; and

Be it Further Resolved that we urge the Massachusetts Legislature to work with the Homes for All Coalition and the groups representing developers and real estate companies to approve the compromise legislation they negotiated to avert a ballot question campaign and to advance policies that protect tenants, prevent displacement, and strengthen communities across the Commonwealth; and

Be it Further Resolved that the City Clerk is hereby requested to transmit a copy of this resolution to the Attorney General, the Governor of the Commonwealth, the Mayor of Medford, the Senate President, the Speaker of the House, and all members of Medford’s legislative delegation.

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

None