

Rent Study Committee Minutes
February 3, 2026

Members present: David Boyle (remote), Donna Cuipylo (Vice Chair), Carolyn Cushing, Koni Denham (Council President), Felicia Jadczyk (Councilor), Kiam Jamrog-McQuaid (Chair, Councilor), Janna Tetrault, Carl Sailor

Members Absent: Kevin Perrier

Members of the public present: Laura Connor, Alex Tracey D’Unger, Steve DeLaqua (spellings not confirmed)

Link to Shared Drive: [Rent Study Committee Shared Drive](#)

The meeting was called to order by Chair Jamrong-McQuaid at 6 PM.

1. Public Speak Time

Laura Connor – 47% rent increase (\$350/mo) b/cause of anticipated rent control and increased maintenance costs.

Alex Tracy-D’Unger Rail Trail Apartments - \$300/mo increase in rents b/cause anticipated rent stabilization

Steve Delaqua – Rail Trail Apartments - \$150 last April and now additional \$325/mo. Again b/cause rent stabilization. Suggests that landlords be registered and licensed to ensure maintenance and upkeep.

2. Welcome to New Committee Member – Carl Sailor, tenant from the community. Interested in expansion of public housing.

3. (Re)Introductions for Committee Members.

4. Guest Presentation & Q&A.

a. Paige Roosa (Director, Boston Mayor’s Housing Innovation Lab)

b. Sheila Dillon (Dir, Boston Mayor’s Office of Housing) (Chief of Housing, city of Boston)

Paige and Sheila shared their model for developing a recommendation for a home rule petition, including some of the issues they encountered, and answered members questions about how the process worked.

Guests described their listening sessions, their research to educate the public and their advisory committee, and their reflection on the Minneapolis study that described the framework and the pillars that Boston used. (Kiam is arranging a meeting)

One of the issues with rent control impacts developers in that private equity investors are not interested in investing in projects that might be subject to rent control.

5. Presentation of Individual Research

Kiam – Our homes, our future, Rent Control Advocacy paper – uploaded to the Committee Drive. Policy Paper reporting the history, pros and cons of rent stabilization.

Donna – California. CA Statewide mandate – Protection act of 2019, guides the policy. The maximum is 5% + CPI and tops at 10%. Retro to 2019; tenant protections included in the act.

6. Approval of Minutes – Motion to approve allowed.

7. Timeline

Kiam presented proposed timeline. After discussion, Janna, Carolyn and David will come to our next meeting with a proposal regarding listening sessions. David will spread the word amongst landlords. Kiam will update the City Council on our progress.

8. Other Updates

Kiam requested support for development of Housing Crisis Task Force Resolution at next City Council Meeting
Next meeting will be a joint meeting with the Affordable and Fair Housing Partnership – February Meeting. Feb 26th.

March 10th for next meeting

9. Motion to adjourn allowed at 7:50 PM

Submitted by D. Cuipylo