

ADVOCACY UPDATE

2020 Government Affairs Accomplishments



COVID-19 RESPONSE



- ✓ Shaped emergency **COVID-19 Legislation**
- ✓ Advocated for Emergency Executive Orders including **State Permit Tolling**
- ✓ Secured a **three month Emergency Extension of the Energy Code Concurrency Period**
- ✓ Represented the industry before the **Commonwealth's Reopening Advisory Board**
- ✓ Served on **Reopening Advisory Subcommittee for Transportation** representing CRE
- ✓ **Ensured Construction Activities were included in Phase 1 Reopening** and Essential Business Activities at State Level
- ✓ **Helped secure \$180 million** in state funds for rental relief to prevent evictions
- ✓ Provided **60+ updates** to members on state and local efforts to combat the effects of COVID-19

LEGISLATIVE + REGULATORY INITIATIVES



- ✓ Tracked **over 450 pieces of legislation** - a record breaking number for NAIOP
- ✓ Defeated multiple **real estate transfer fee** proposals
- ✓ **Passed Housing Choice legislation**, allowing cities and towns to adopt certain zoning best practices related to housing development by a simple majority vote
- ✓ Successfully doubled the allocation for the **Low Income Housing Tax Credit to \$40 million**
- ✓ Secured legislative language seeking to curb frivolous appeals
- ✓ Continued NAIOP's track record of successful judicial advocacy with the **Supreme Judicial Court supporting our positions** in both *Sudbury v. MBTA* and *Murchison v. Sherborn ZBA*
- ✓ Hosted member briefings with cabinet secretaries and key government officials on issues affecting the CRE industry
- ✓ Defeated **Right of First Refusal** language that would have chilled housing transactions in the Commonwealth
- ✓ Defeated **vicarious liability wage theft legislation**, which unfairly targeted law-abiding businesses
- ✓ Blocked **rent control** proposals
- ✓ Blocked **municipal gas bans** by providing detailed legal analysis to Attorney General's Office and State Legislature

CITY OF BOSTON



- ✓ Worked closely with the BPDA and City Council to shape the city of Boston's first-in-the-nation implementation of a zoning amendment **Affirmatively Furthering Fair Housing**
- ✓ Shaped the **City of Boston's parking freeze** regulatory changes
- ✓ Provided multiple comment letters and public testimony in response to the **Phase 1 implementing regulations for the Boston Wetlands Ordinance**
- ✓ Participated in technical advisory groups for the development of **Carbon Free Boston's anticipated proposal for existing buildings**
- ✓ Provided input on the **BPDA's process for the development of carbon free zoning requirements for new buildings**
- ✓ **Shaped changes that codify IDP/Linkage that were signed into law by Governor Baker**