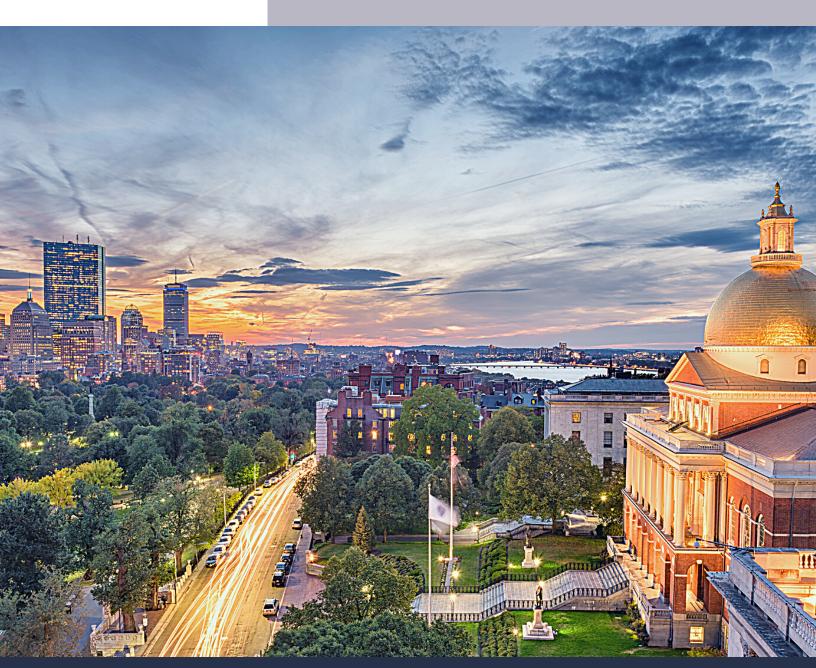
2021

Government Affairs Year in Review

NAIOP MASSACHUSETTS

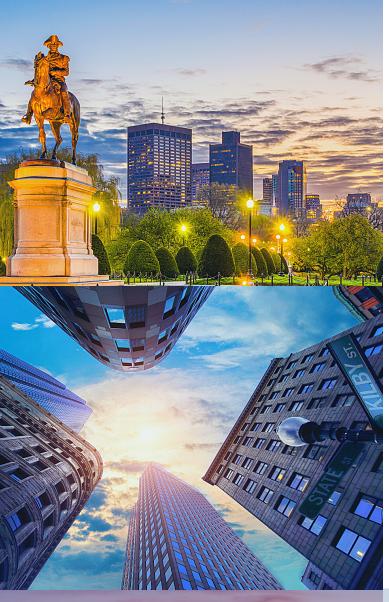


NAIOP'S ADVOCACY

NAIOP REPRESENTS THE INTERESTS OF THE COMMERCIAL REAL ESTATE INDUSTRY AT THE FEDERAL, STATE, AND LOCAL LEVELS. THROUGH REGULATORY, LEGISLATIVE, AND JUDICIAL ADVOCACY, NAIOP WORKS TO ADVANCE ECONOMIC DEVELOPMENT, STRENGTHEN COMMUNITIES, AND ENSURE THAT ISSUES FACING THE INDUSTRY ARE UNDERSTOOD BY LEADING POLICYMAKERS.

ECONOMIC DEVELOPMENT AND COLLABORATION

NAIOP IS COMMITTED TO ENSURING INDUSTRY REPRESENTATION IN EVERY POLICY CONVERSATION. 2021 SAW AN EXPANSION OF NAIOP'S EFFORTS TO ENSURE STATEWIDE COLLABORATION ACROSS SECTORS.



- Increased collaboration with other business groups on numerous issues including Massachusetts Business Alliance for Education; Mass Coalition for Sustainable Energy; and Massachusetts Business Coalition for Early Childhood Education.
- Co-chaired statewide business coalition of more than 50 chambers and industry associations.
- Invited to speak at numerous conferences and virtual events Including, Environmental Business Council; Worcester Chamber of Commerce; State House News Association; Boston Bar Association; and NAIOP Corporate.
- Held briefings with elected, state, and local officials on myriad issues affecting CRE.



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NAIOP HELPS TO BUILD COMMUNITY IN OUR INDUSTRY.

ED MARSTEINER
NATIONAL DEVELOPMENT

Under the Golden Dome

THIS YEAR, NAIOP'S STATE LEVEL ADVOCACY HAS BEEN REPRESENTING COMMERCIAL REAL ESTATE IN A RECORD BREAKING 35 MONTH NON-STOP (AND STILL GOING) LEGISLATIVE SESSIONS

- Passed Housing Choice legislation allowing cities and towns to adopt certain zoning best practices related to housing development by a simple majority vote.
- Successfully secured \$40 million allocation towards the Low-Income Housing Tax Credit.
- Inserted appeals reform language into final economic development bill.
- Achieved veto of Tenant's Right of First Refusal legislation.
 - representation of industry on Board of Building Regulations & Standards, a longer timeline for implementation of a municipal opt-in specialized stretch energy code, and consideration of different standards for different building types in final energy code language.



300+

Pieces of Legislation Tracked \$100 MILLION +

Secured for Nationally Recognized Eviction

Diversion Initiative

Regulatory Efforts

IN ADDITION TO MANAGING A HISTORIC LEGISLATIVE SEASON, NAIOP HAS BEEN ENGAGED IN ONGOING REGULATORY AND IMPLEMENTATION EFFORTS ACROSS STATE AGENCIES AND THE EXECUTIVE BRANCH TO ENSURE THE INDUSTRY'S INTERESTS CONTINUE TO BE TOP OF MIND FOR POLICYMAKERS.

- Worked with Lieutenant Governor to convene group on concerns with Brownfields Tax Credit program.
 Meetings resulted in achieving numerous reforms to improve the final Brownfields Tax Credit regulations.
- Participated on numerous regulatory task forces and working groups on MEPA, DPU Future of Gas, environmental justice, climate resiliency and more.
- Continually shaped Executive Orders and COVID-19 related policies affecting the industry.
- Ensured guidance was issued on permit tolling following end of State of Emergency.





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NAIOP PROVIDES A VOICE FOR THE COMMERCIAL REAL ESTATE INDUSTRY AND MAKES SURE WE ARE MOVING FORWARD.

> JESSICA HUGHES, TISHMAN SPEYER

CITY OF BOSTON

NAIOP HAS EXPANDED ITS PRESENCE AT CITY HALL EXPONENTIALLY OVER THE PAST YEAR. FROM ADVISING IMPLEMENTATION TO SHAPING ORDINANCES AND PROVIDING GROUNDED, EXPERT FEEDBACK IN POLICY DEVELOPMENT, NAIOP CONTINUES TO BE A RESOURCE FOR LOCAL OFFICIALS AS THEY TACKLE THE CITY'S AGENDA.

- Weighed in on local net zero and carbon reduction policies through members-only stakeholder sessions regarding BERDO 2.0 and BPDA Green Zoning; providing extensive comments during the policy development process; and submitting testimony during the legislative process to ensure NAIOP member concerns were considered.
- Advised the initial implementation of Boston's First-in-Nation Fair Housing Zoning Article.
- Successfully shaped Phase II of Boston Wetlands Regulations.
- Served as a resource for city officials on issues ranging from climate resiliency to economic development.
- Provided expert feedback regarding Article 25A,
 Coastal Flood Resiliency Overlay District, which resulted in significant positive changes for the industry.

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THE PRESENCE THAT NAIOP HAS ON BEACON HILL AND IN CITY HALLS ACROSS THE COMMONWEALTH IS REALLY AN INCREDIBLE VALUE.

BOSTON CITY HA

JIM TIERNEY, JLL