

# 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.



**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.
- Modified climate bill to ensure **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.**

JIM TIERNEY,  
JLL

