

Government Affairs Year in Review 2023



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. 2023 SAW AN EXPANSION OF NAIOP'S EFFORTS TO ENSURE STATEWIDE COLLABORATION ACROSS SECTORS.



- Collaborated on numerous issues with other business groups to advance housing production and foster economic development.
- Successfully led **multiple coalitions** to advance legislation for **the benefit of the Commonwealth's economic competitiveness and environmental stewardship.**
- Invited to speak at conferences and convenings for organizations such as **CoreNet Global, MassEcon, and The Charles River Chamber of Commerce.**
- Held briefings with **state and local officials on myriad issues affecting CRE.**
- Worked with coalition to **build opposition to Rent Control Ballot Question.**

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**NAIOP HELPS TO BUILD
COMMUNITY IN OUR INDUSTRY.**

ED MARSTEINER
NATIONAL DEVELOPMENT

Under the Golden Dome

IN THE FIRST HALF OF THE 2023/2024 LEGISLATIVE SESSION, NAIOP SUCCESSFULLY ADVOCATED FOR THE ENACTMENT OF CRITICAL LEGISLATIVE PRIORITIES MEANT TO LAY A STRONG FOUNDATION FOR HOUSING AND ECONOMIC DEVELOPMENT PROJECTS IN THE YEARS TO COME, WHILE BLOCKING ATTEMPTS TO WEAKEN MASSACHUSETTS' COMPETITIVENESS.

- Filed legislation to **protect Special Permits and Site Plan Review Approvals from retroactive zoning.**
- **Tripled the Housing Development Incentive Program's** annual allocation and **secured a one-time spend clearing out the 1700+ housing unit backlog.**
- **Increased the Low Income Housing Tax Credit** cap to \$60 million.
- Secured a **five year extension of the Brownfields Tax Credit.**
- **Recapitalized the MassWorks Program** for municipal infrastructure projects.
- **Blocked** an amendment seeking to **increase the deeds excise tax statewide.**
- Prevented language affecting commercial real estate transactions from advancing.
- Defeated attacks meant to weaken MBTA Communities Act.
- Worked with business, and civic groups across Massachusetts to **advance the Commonwealth's competitiveness.**



Tracking
400+
Legislative Proposals

Regulatory & Judicial Efforts

IN 2023, NAIOP ENGAGED IN ONGOING REGULATORY EFFORTS ACROSS STATE AGENCIES AND SUBMITTED A "FRIEND OF THE COURT" AMICUS BRIEF TO THE SUPREME JUDICIAL COURT. NAIOP'S WORK ENSURED THAT THE COMMERCIAL REAL ESTATE INDUSTRY WAS REPRESENTED ACROSS ALL BRANCHES OF STATE GOVERNMENT.

- Appointed to **Healey-Driscoll Administration's Economic Development Planning Council.**
- Advised revision of MBTA Communities Guidance.
- Shaped Healey-Driscoll Administration's Affordable Homes Act - a \$4 billion Housing Bond Bill.
- Weighed in on regulatory development of 10-Community Fossil Fuel Ban Pilot.
- Provided feedback on the administration of the Brownfields Tax Credit.
- Served as **subject matter experts** for Healey-Driscoll Administration and agencies, including the **Executive Offices of Housing, Energy and Environmental Affairs, and Economic Development.**
- Submitted an **amicus brief** in *Columbia Plaza Associates v. Northeastern University*.
- Member of the **Massachusetts Clean Energy Center BETA: Commercial Buildings Pilot Advisory Committee.**
- Stakeholder in MassHousing's development of the **Massachusetts Climate Bank.**



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NAIOP'S ADVOCACY ACROSS THE COMMONWEALTH IS CRITICAL TO THE FUTURE SUCCESS OF OUR INDUSTRY.

KIRK SYKES
ACCORDIA PARTNERS

CITY OF BOSTON

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.

- Secured **one-year delay of implementation for new linkage rates.**
- Opposed IDP increase; **secured one-year delay of implementation of new IDP rates.**
- Weighed in with City Council and Mayor's Office **regarding Boston Planning and Development Agency Reform.**
- Advised Boston Planning and Development Agency and Mayor's Office on **Article 80 Reform efforts.**
- **Served as a resource for city officials** on issues ranging from climate resiliency to economic development.
- Advised **economic development efforts** undertaken by senior officials.
- Opposed rent control proposal.
- Provided consistent feedback on numerous policy development processes to ensure industry input is considered.



FROM LOCAL REGULATIONS ALL THE WAY TO THE SUPREME JUDICIAL COURT, NAIOP IS AT THE TABLE, MAKING SURE THE INDUSTRY IS WELL-REPRESENTED.

MELISSA SCHROCK
HILCO REDEVELOPMENT PARTNERS



2023 NAIOP BOARD OF DIRECTORS

PRINCIPALS AND OWNERS FROM THE AREA'S LEADING REAL ESTATE FIRMS.

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Yanni Tsipis
WS Development

2023 GAVEL MEMBERS

NONE OF NAIOP'S IMPORTANT ADVOCACY WOULD BE POSSIBLE WITHOUT THE SUPPORT OF GAVEL MEMBERS, A SELECT GROUP OF PRINCIPALS FROM THE AREA'S LEADING REAL ESTATE COMPANIES AND THOSE ASSOCIATE FIRMS THAT SERVICE THE INDUSTRY.

GOLD GAVEL

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Amazon
Atlantic Management Corporation
AvalonBay Communities, Inc.
A.W Perry, Inc.
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CV Properties
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The Drew Company
Equity Industrial Partners Corp
EQT Exeter
The Fallon Company
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Leggat McCall Properties LLC
Marcus Partners, Inc.

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New England Development
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Oxford Properties Group
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Samuels & Associates
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TA Realty
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NAIOP

COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION

MASSACHUSETTS



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