

# NAIOP

COMMERCIAL REAL ESTATE  
DEVELOPMENT ASSOCIATION

MASSACHUSETTS CHAPTER

## Government Affairs Year in Review 2025



## 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.

# HOUSING

IN 2025, NAIOP CONTINUED TO LEAD ON STRATEGIES TO SOLVE THE HOUSING CRISIS IN MASSACHUSETTS BY FOCUSING ON ADDRESSING BARRIERS TO PRODUCTION AND INCENTIVIZING INVESTMENT ACROSS THE COMMONWEALTH. THROUGH THE ORGANIZATION'S LEGISLATIVE AND REGULATORY WORK, NAIOP ADVANCED CRITICAL CONVERSATIONS AND POLICIES RELATED TO HOUSING.

- Served as a member of the **Governor's Unlocking Housing Production Commission (UHPC)**, and advanced recommendations from the UHPC final report, **Building for Tomorrow**:
  - Successfully advocated for legislative mandates to study **the feasibility of waiving the sales tax for construction materials** related to housing development and to study **feasibility of third-party building inspectors for modular housing construction facilities**.
  - Shaped the Healey-Driscoll Administration's Environmental Bond Bill and Energy Affordability Bills to secure the filing of **critical permitting reform** and block harmful proposals.
  - Key stakeholder for the Healey-Driscoll Administration's **MEPA Priority Housing Pathway regulations**.
- Secured critical language protecting developers from vicarious liability in the administration of guidance for the Low Income Housing Tax Credit.
- Successfully blocked problematic amendments to MBTA Communities Regulations.
- Convened a coalition of interested business groups and individuals who are **committed to defeating rent control proposals** at the State House and the ballot box.

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NAIOP is leading the charge to solve the Commonwealth's housing crisis. From tearing down barriers to production to advancing technical regulatory and legislative changes, NAIOP works tirelessly to ensure that current and future residents can continue to call Massachusetts home for years to come.

DAMIAN SZARY  
REDGATE



# Economic Development

IN 2025, WHILE NATIONAL UNCERTAINTY AND ECONOMIC HEADWINDS PLAGUED THE INDUSTRY, NAIOP SERVED AS A CRITICAL RESOURCE FOR POLICYMAKERS AS THEY WORKED TO SECURE THE FUTURE OF MASSACHUSETTS' BUSINESSES AND RESIDENTS.

- Filed legislation on behalf of the industry to standardize Site Plan Review; expedite the transfer of cases to the Permit Session of the Land Court; and increase the predictability of Brownfields Tax Credit determinations.
- Led business coalition to secure the extension of remote public meeting allowances.
- Weighed in on multiple Department of Public Utilities proposals impacting infrastructure investments.
- Shaped ResilientCoasts Massachusetts Report to block harmful recommendations.
- Participated in Massachusetts Department of Environmental Protection Permitting Review.
- Submitted detailed comments in response to the federal Environmental Protection Agency's proposed Residual Designation Authority (RDA) permit.

Tracking  
**400 +**  
Legislative Proposals

Serving on  
**15 +**  
State Commissions,  
Advisory Groups and  
Working Groups

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**NAIOP is the absolute best government advocacy group we have in Massachusetts. Their work is essential to the Real Estate Industry having a voice in the decision making of our elected officials.**

**RUSS DEMARTINO  
SKANSKA**

# Judicial Efforts

IN 2025, SUBMITTED TWO "FRIEND OF THE COURT" AMICUS BRIEFS TO THE SUPREME JUDICIAL COURT; ADVOCATED WITH THE ATTORNEY GENERAL; AND COMMUNICATED WITH THE COURTS ON BEHALF OF THE INDUSTRY REGARDING COURT PROCESSES AND PROTOCOLS.

- Amicus filed in MBTA Communities Case was successful and further, secured Supreme Judicial Court ruling that **guidance must go through full regulatory process if treated as requirements.**
- Filed Amicus in ANTI-SLAPP suit, urging the Supreme Judicial Court to affirm project proponents' right to counterclaim alleging abuse of process.
- Submitted memorandum to Courts regarding commercial summary process, urging review of the current procedures.
- Advocated for the Attorney General to focus on housing production.
- Provided feedback to Attorney General on matters relating to housing production, wage theft, data center policies and more.
- Reconvened NAIOP's Municipal Bylaw Review Working Group to review bylaws from across the Commonwealth and weigh in with the Attorney General as appropriate.



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

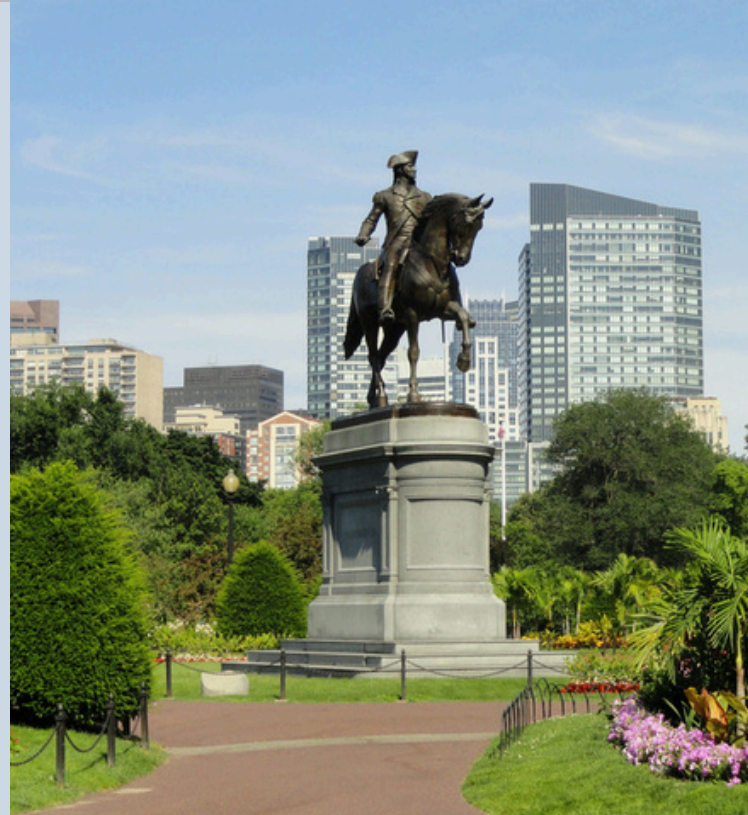
MELISSA SCHROCK  
THE HRP GROUP



# 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.

- Advised the Boston Planning Department and Mayor's Office on **Article 80 Reform efforts**.
- Secured a **0% increase in Linkage rates** for 2026.
- Weighed in on **Anti-Displacement Plan** development and implementation.
- **Served as a resource for city officials** on issues ranging from climate resiliency to economic development.
- Provided consistent feedback on numerous policy development processes to ensure industry input is considered.
- Shaped **BERDO Regulatory Amendments**.
- Weighed in on **Boston Phase III Wetlands** draft regulations.
- Opposed efforts to reclassify certain residential properties as commercial properties.
- Strongly opposed Mayor's proposal to increase the property tax burden on the struggling commercial sector.





# Voice of Commercial Real Estate

NAIOP IS COMMITTED TO ENSURING INDUSTRY REPRESENTATION IN EVERY POLICY CONVERSATION. 2025 SAW AN EXPANSION OF NAIOP'S EFFORTS TO ENSURE STATEWIDE COLLABORATION ACROSS THE BUSINESS AND ADVOCACY COMMUNITIES TO ADVANCE CRITICAL INDUSTRY GOALS.



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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

- Expanded NAIOP’s position as the Voice of Massachusetts’ Commercial Real Estate Industry to national outlets, including the Christian Science Monitor, Bloomberg, the Wall Street Journal, and others.
- Broadened NAIOP’s statewide reach to media outlets in every region.
- Convened **multiple coalitions** to advance legislation for **the benefit of the Commonwealth’s economic competitiveness**.
- **Continued to lead business community efforts on issues related to housing.**
- Invited to speak at **press conferences, stakeholder meetings and convenings** for the Healey-Driscoll Administration, the Massachusetts Business Roundtable, and more.
- Held briefings with **state and local officials on myriad issues affecting CRE.**
- Collaborated on numerous issues with other business groups and advocacy organizations to advance housing production and foster economic development.

# 2025 NAIOP BOARD OF DIRECTORS

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

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Accordia Partners

**Damian Szary**  
Redgate

**Jim Tierney**  
JLL

**Yanni Tsipis**  
WS Development, LLC

# GAVEL MEMBERS

NAIOP'S IMPORTANT ADVOCACY WOULD NOT 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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AEW Capital Management, L.P.  
AIR Communities  
Alexandria Real Estate Equities, Inc.  
Amazon  
Atlantic Management Corporation  
AvalonBay Communities, Inc.  
A.W Perry, Inc.  
Barings  
Beacon Capital Partners LLC  
Beacon Communities  
Berkeley Investments, Inc.  
BioMed Realty  
Boston Global Investors  
BXP  
Boylston Properties  
The Bozutto Group  
The Bulfinch Companies, Inc.  
Cabot Cabot & Forbes  
Camber Development  
The Chiofaro Company  
Claremont Companies  
Clarion Partners

Cottonwood  
CrossHarbor Capital Partners  
Crosspoint Associates Inc.  
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The Davis Companies  
DivcoWest  
The Drew Company  
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Greystar  
Griffith Properties LLC  
HRP Group  
Hines  
Hobbs Brook Real Estate LLC  
The HYM Investment Group  
John M. Corcoran & Company  
JP Morgan Asset Management  
King Street Properties  
Leggat McCall Properties LLC  
Lupoli Companies  
Marcus Partners, Inc.  
Mill Creek Residential  
MIT Investment Management Co.

National Development  
New England Development  
Nordblom Company  
NUVEEN Real Estate  
Oxford Properties Group  
Paradigm Properties, LLC  
Patriot Place  
PGIM Real Estate  
The Procopio Companies  
Quaker Lane Capital  
R.J. Kelly Co., Inc.  
R.W. Holmes Realty Co., Inc.  
Redgate  
Related Beal  
Samuels & Associates  
Skanska  
Synergy Investments  
TA Realty  
Taurus Investment Holdings  
Tishman Speyer  
Trammell Crow Company  
Trinity Financial, Inc.  
WinnDevelopment  
WS Development LLC

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CBRE  
Choate, Hall & Stewart LLP  
Colliers  
Commonwealth Land Title Insurance Co.  
Dain, Torpy, Le Ray, Wiest & Garner, P.C.  
DLA Piper  
Eastdil Secured, LLC  
Eastern Bank  
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GeoEngineers  
Gensler  
Gilbane  
Goulston & Storrs  
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Langan Engineering  
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Margulies Perruzzi  
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Nitsch Engineering  
Nutter

Perkins + Will  
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Sasaki  
Shawmut Design & Construction  
Sherin and Lodgen LLP  
Suffolk Construction  
Sullivan & Worcester LLP  
The Vertex Companies LLC  
VHB



Through its advocacy on behalf of the real estate industry, NAIOP Massachusetts represents the interests of companies involved with the development, ownership, management and financing of commercial, multifamily, industrial, retail, institutional, lab and mixed-use properties.

For more information on any of NAIOP's government affairs updates, please contact Anastasia Daou, Senior Vice President of Policy & Public Affairs at 781-453-6900x8 or [daou@naiopma.org](mailto:daou@naiopma.org).

