



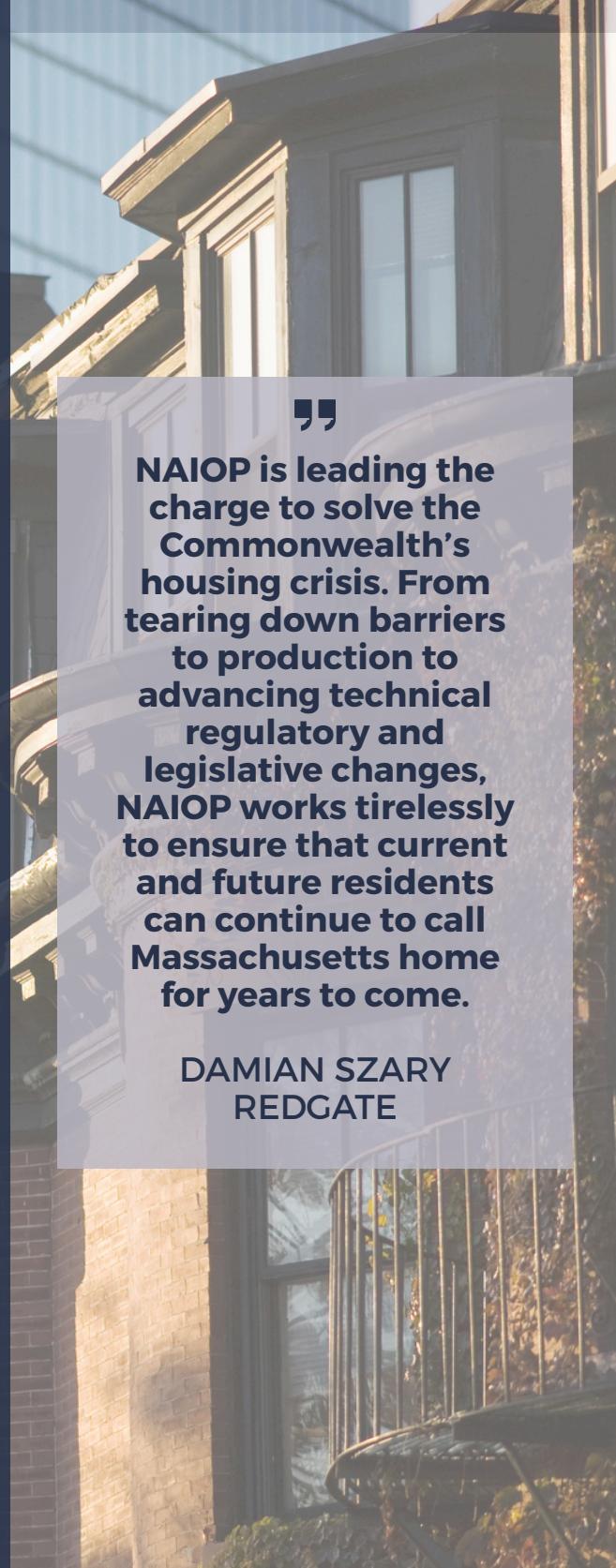
## **NAIOP'S ADVOCACY**

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.



“  
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.

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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.



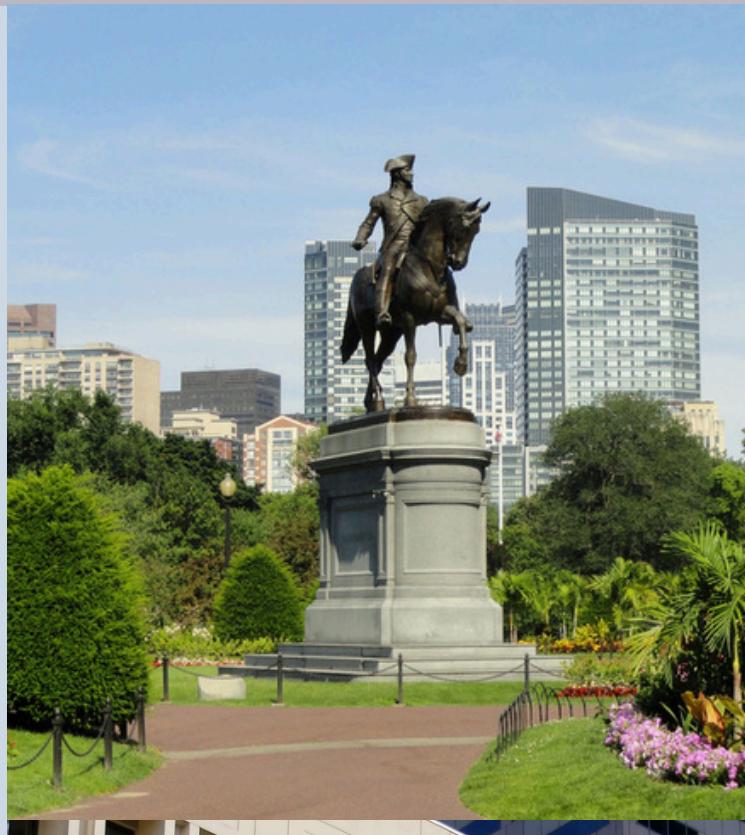
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FROM LOCAL REGULATIONS ALL THE WAY TO THE SUPREME JUDICIAL COURT, NAIOP IS AT THE TABLE, MAKING SURE THE INDUSTRY IS WELL-REPRESENTED.

MELISSA SCHROCK  
THE HRP GROUP

# CITY OF BOSTON

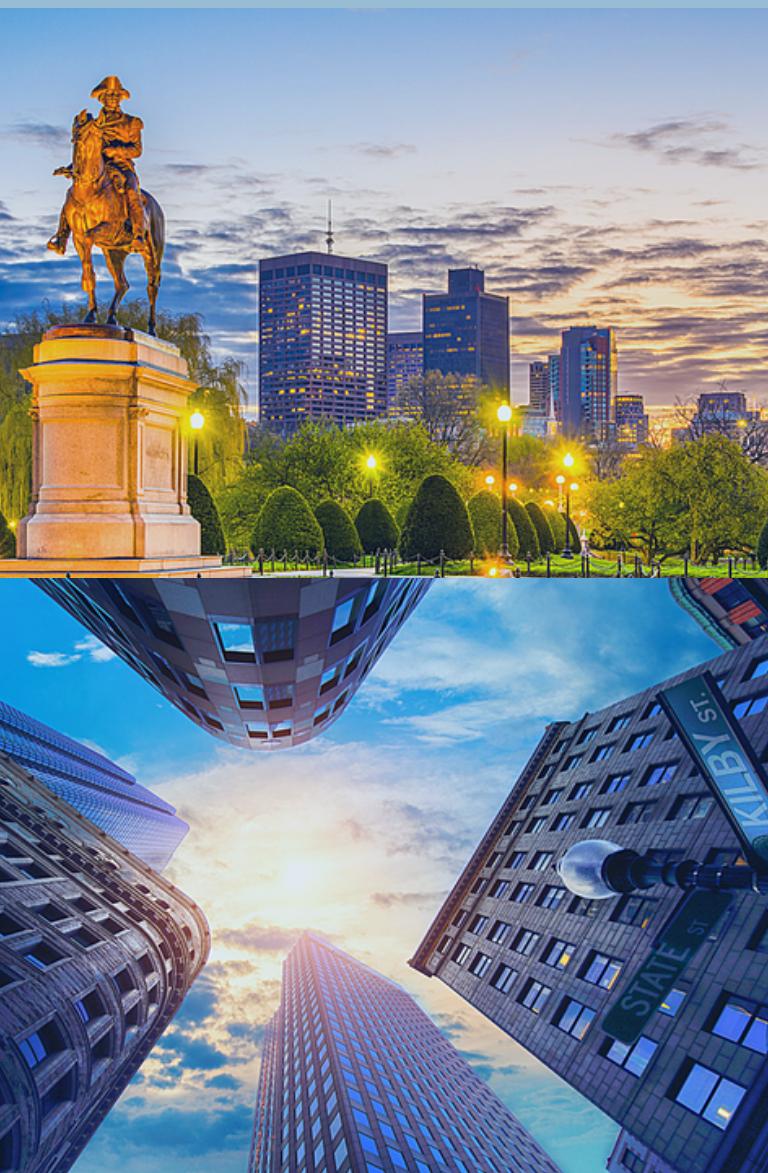
FROM ADVISING IMPLEMENTATION TO SHAPING ORDINANCES AND PROVIDING GROUNDED, EXPERT FEEDBACK IN POLICY DEVELOPMENT, NAIOP CONTINUES TO BE A RESOURCE FOR LOCAL OFFICIALS.

- 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

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**Kirk Sykes**  
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

Accordia Partners	Cottonwood	National Development
A.D. Makepeace	CrossHarbor Capital Partners	New England Development
AEW Capital Management, L.P.	Crosspoint Associates Inc.	Nordblom Company
AIR Communities	Cummings Properties, LLC	NUVEEN Real Estate
Alexandria Real Estate Equities, Inc.	The Davis Companies	Oxford Properties Group
Amazon	DivcoWest	Paradigm Properties, LLC
Atlantic Management Corporation	The Drew Company	Patriot Place
AvalonBay Communities, Inc.	Federal Realty Investment Trust	PGIM Real Estate
A.W Perry, Inc.	Fidelity Real Estate Company, LLC	The Procopio Companies
Barings	Gravestar, Inc.	Quaker Lane Capital
Beacon Capital Partners LLC	Greystar	R.J. Kelly Co., Inc.
Beacon Communities	Griffith Properties LLC	R.W. Holmes Realty Co., Inc.
Berkeley Investments, Inc.	HRP Group	Redgate
BioMed Realty	Hines	Related Beal
Boston Global Investors	Hobbs Brook Real Estate LLC	Samuels & Associates
BXP	The HYM Investment Group	Skanska
Boylston Properties	John M. Corcoran & Company	Synergy Investments
The Bozutto Group	JP Morgan Asset Management	TA Realty
The Bulfinch Companies, Inc.	King Street Properties	Taurus Investment Holdings
Cabot Cabot & Forbes	Leggat McCall Properties LLC	Tishman Speyer
Camber Development	Lupoli Companies	Trammell Crow Company
The Chiofaro Company	Marcus Partners, Inc.	Trinity Financial, Inc.
Claremont Companies	Mill Creek Residential	WinnDevelopment
Clarion Partners	MIT Investment Management Co.	WS Development LLC

## SILVER GAVEL

Arrowstreet Inc.	GeoEngineers	Perkins + Will
Bank of America	Gensler	Pierce Atwood
Bowditch & Dewey, LLP	Gilbane	Proskauer Rose, LLP
CBRE	Goulston & Storrs	Rockland Trust Company
Choate, Hall & Stewart LLP	Greenberg Traurig LLP	Sanborn, Head & Associates
Colliers	JLL	Sasaki
Commonwealth Land Title Insurance Co.	Langan Engineering	Shawmut Design & Construction
Dain, Torpy, Le Ray, Wiest & Garner, P.C.	M&T Bank	Sherin and Lodgen LLP
DLA Piper	Margulies Perruzzi	Suffolk Construction
Eastdil Secured, LLC	Mintz Levin	Sullivan & Worcester LLP
Eastern Bank	Nitsch Engineering	The Vertex Companies LLC
Elkus Manfredi Architects	Nutter	VHB
Foley Hoag LLP		

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).

