

NAIOP believes that increasing federal transportation and infrastructure funding is a critical component of a thriving real estate industry and national economy. The success of commercial real estate projects depends heavily on infrastructure investments and viable connectivity strategies that incorporate different modes of transportation, including highways, roads, air, rail and mass transit.

A new national strategy is needed to address future transportation needs that incorporate innovative funding solutions that enhance and improve our nation's infrastructure. NAIOP supports a timely reauthorization of a long-term, multi-year transportation bill with significantly increased funding. Additionally, we support increased federal funding for port modernization and water infrastructure improvements.

NAIOP supports passage of a long term Surface Transportation Reauthorization bill with these priorities:

- Reauthorization of a long-term bill, preferably 6 years, to encourage longer term investment
- Prioritize projects that improve infrastructure to support trade, drive economic development, and create permanent jobs
- Increase funding for public transportation within and among urban centers
- Develop expedited project permitting processes
- Establish tax incentives that encourage private investments for infrastructure improvements
- Make additional investment to maintain and build our critical multi-modal and supply chain assets
- Establish tax incentives that encourage private investments for infrastructure improvements

Other key elements of NAIOP's transportation and infrastructure agenda include:

- **Public-private partnerships for major projects.** Public-private partnerships should be expanded and new revenue sources established to solve congestion-related problems. Congress should increase public and private investment levels by promoting a regulatory and tax environment for investment that is conducive to attracting dollars and technology from the

private sector. Policies should support public sector investments through revenue sources that are predictable, reliable, and sustainable, and by offering public sector incentives to attract private investment.

- **Policy and incentives that encourage appropriate and efficient intermodal and multimodal development.** Increased annual federal funding for port expansion is needed to relieve congestion problems associated with the movement of goods to and from international markets. A national goods movement strategy is necessary to encourage development of warehouses and other distribution facilities along trade corridors to meet future growth demands.
- **Simplified and flexible processes for the most efficient use of public resources.** Congress should remove and prevent obstacles to building new infrastructure by defining the top regulatory obstacles that need to be eliminated and other major challenges that deter investment.
- **Sustainable water and wastewater infrastructure policy.** Improving water distribution systems, treatment plants and other water infrastructure should be a top priority for federal, state and local governments. There is a real need to increase investments into these systems and ensure that water infrastructure can maintain current and future demands.