



COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION

NAIOP VIEWPOINT

- ▶ The United States ranks below major industrialized countries in the quality of its infrastructure. Increased investment in infrastructure systems is needed to maintain our long-term economic competitiveness.
- ▶ Increased private sector participation in the financing of major infrastructure projects, including expanded use of public-private partnerships (P3s), would provide new and flexible funding sources to offset the cost of these investments to the taxpayer.
- ▶ Efforts to streamline regulatory and administrative approvals for major infrastructure projects must be continued in order to reduce costs and speed project completion.
- ▶ States should have greater regulatory and administrative flexibility over local infrastructure projects that receive federal funding.



INFRASTRUCTURE AND TRANSPORTATION

OUR POSITION: NAIOP supports increased funding and investment for our nation's infrastructure and transportation systems. Direct federal support and investment is needed in particular for projects of national importance. We support expanded use of public-private partnerships (P3s) for infrastructure development, continued federal funding for maintenance and repair, and a streamlined regulatory environment for major infrastructure projects.

- The availability of modern and efficient infrastructure systems is a major factor in real estate development and investment decisions. The success of commercial real estate projects is largely dependent on access to quality roads, ports, rail and other infrastructure systems.
- Strategic, long-term investments in infrastructure systems lead to increased opportunities for commercial real estate development and result in stronger job creation and economic growth for our communities. Funding criteria for project selection should be transparent and consistently applied.
- Direct federal investment, particularly for projects of national importance, is needed. Priority should be given to major infrastructure projects that have economic impact beyond their localities and affect all or major regions of the country.
- Public sector investment policies should be based on revenue sources that are predictable, reliable and sustainable to ensure that needed maintenance and repair of existing infrastructure occurs on a timely basis.
- New and innovative ways to fund infrastructure development should be pursued. These include policies that increase the participation and contributions of the private sector, such as increased flexibility for and expanded use of P3s.
- Expansion of ports and increased freight rail capacity are needed to relieve congestion. The federal government should work with states to develop strategies that encourage development of warehouses and other distribution facilities along trade corridors to meet future growth demands.
- Regulatory obstacles that unnecessarily deter investment in infrastructure projects should be eliminated. Permitting and approval processes should be streamlined to improve project delivery times and reduce costs.
- States and localities should be afforded greater flexibility over the approval process for projects that have a federal funding component.



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