

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 move towards enhancing rather than just maintaining our nation's infrastructure. NAIOP supports a timely reauthorization of a long-term, multi-year transportation bill with significantly increased funding.

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

- Reauthorization of a long-term bill of 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

Other key elements of the 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. 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; supporting public sector investments through revenue sources that are predictable, reliable, and sustainable; and 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.** 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.
- **Promote enactment of an infrastructure investment tax credit for the rail industry.** Failure to invest in freight transportation will lead to an increase in congestion on roads and slow the movement of goods resulting in higher cost to consumers.