



## INFRASTRUCTURE

### **NAA/NMHC Viewpoint**

*We support infrastructure policy that drives new investment in housing, promotes transit-oriented and high-density development and funds community-level infrastructure needs.*

***By 2025, the economy can lose almost \$4 trillion in GDP if the nation's infrastructure gap is not addressed according to research from the American Society of Civil Engineers.***

Changing demographics, economic factors and lifestyle preferences are spurring historic demand for apartment homes and uprooting the housing development patterns of the past 50 years. Recent NAA/NMHC research finds that we need to build 4.6 million new apartments by 2030 to meet the nation's housing needs. The apartment industry stands ready to meet America's demand for rental housing, but success requires reliable infrastructure. Any major investment in the nation's infrastructure should therefore recognize this relationship and seek to remove barriers to housing development and rehabilitation.

A cooperative approach to housing development and infrastructure planning maximizes community benefit and promotes efficiencies in transportation, land use and public works. As policymakers consider infrastructure initiatives, we urge the incorporation of measures to support housing, including those that would:

- Ease regulatory barriers to apartment construction and facilitate efforts to update zoning laws, eliminate counterproductive land use restrictions, right-size parking requirements and streamline permitting;
- Upgrade municipal infrastructure to address deferred maintenance, remediate environmental hazards that burden housing and facilitate growth and new construction Promote multi-modal transportation options and encourage transit-oriented, high-density and infill development;
- Invest in rehabilitating existing communities;
- Promote improvements and development of affordable housing through density bonuses, fast-track review and by-right development; and
- Leverage federal spending to spur private sector investment through public-private partnerships and other programs.