



FINDINGS FOR

INFRASTRUCTURE 2014

Introduction

The following report covers the results for the *Infrastructure 2014* survey of decision makers in the public and private sectors who impact real estate investment in cities and towns in the U.S. and around the world conducted for the Urban Land Institute and EY. Two hundred forty one public sector leaders in local and regional government and private organizations working on economic development, along with 202 private developers, investors, lenders and advisors took part in the survey between January 7 and 24, 2014.

A survey invitation was sent by email to leaders identified by ULI and EY. The public sector invitees are high level leaders – elected, appointed and career – from large and mid-sized cities in the United States, Europe, Asia Pacific, and elsewhere globally. The private sector mailing list included senior-level executives and managers in real estate development, investment, advisory or related real estate firms in the U.S. and overseas. The public respondents to the survey are classified as global if the city or metro area where they operate is outside the U.S. Private respondents are classified as global if the city or metropolitan area where their own work is focused is outside the U.S., even if their firm also works inside the U.S.

Both mailing lists were built using the ULI member database, EY contacts and connections, and other sources. For more information about the lists please refer to the Methodology at the back of this report.

Executive Summary

1. **Infrastructure quality is seen as a key factor impacting where real estate investment happens.** Eighty-eight percent of survey respondents list infrastructure as a top or very important consideration in determining where real estate activity happens.
 - a. For the public sector, infrastructure is seen as the most important factor, at the top of a list of eight considerations. For the private sector, it was the second most important factor.
 - b. Demographic forces—including consumer demand and workforce skills—are the other top considerations. Government services fall in the middle of the group of factors, and schools and recreation and cultural attractions are at the bottom.

2. **Strong telecommunications systems and good roads and bridges top the list of infrastructure categories that determine where real estate development goes.** These systems represent both the advanced and traditional infrastructure needed for metropolitan competitiveness.
 - a. Four other infrastructure categories are clustered at the top of considerations influencing real estate investment by companies: reliable and affordable energy, convenient passenger connections, good quality water and waste water treatment, and adequate parking.
 - b. In the middle of the pack are public transit, health care facilities, clean air, and parks and open space.

3. **When it comes to assessments of quality, pedestrian infrastructure, public transit, bicycle infrastructure, and car sharing receive the lowest marks.** Although some respondents ranked these infrastructure aspects highly, they lag behind other infrastructure categories.
 - a. Telecommunications, passenger connections, and water quality are viewed as high quality. Roads and bridges, and freight infrastructure, receive middling marks.
 - b. Views of the quality of various infrastructure categories are relatively similar across the public and private sectors, although public sector participants tend to give higher marks to most of the elements.

4. **Leaders name public transit, roads and bridges, and pedestrian infrastructure as investment priorities.** Although some respondents ranked these infrastructure aspects highly, they lag behind other infrastructure categories.
 - a. Seventy-eight percent of all respondents see “improved public transit services” as a top or high priority, 71% want improving roads and bridges to be a priority, and 63% are looking for improved pedestrian infrastructure.
 - b. Transportation issues such as these are also the most frequently mentioned in an open-ended question about the largest infrastructure-related barriers to increased real estate investment.

5. The public's willingness and ability to pay for infrastructure is seen as the most important factor shaping the future of infrastructure and real estate.

Willingness to pay is more important than most other cultural and technological changes with a potential to influence infrastructure and development.

- a. At least three quarters of respondents in both sectors say this will have a dramatic or significant impact on investments.
- b. Shifting market demands and demographic trends—including growing demand for compact, walkable development, and the appeal of cities and metro areas to families with children—are seen as the next two most powerful factors.

6. Funding for new infrastructure over the next decade will depend in large part on cooperation between developers and local governments.

- a. Fully three quarters of the public and private leaders in the poll identify joint development or cooperation between the public and private sectors as playing an extremely or very significant role in finding the funding for infrastructure.
- b. Other strategies that require collaboration between real estate and civic leaders – including value capture and negotiated exactions – also lead the list of expected funding sources.

7. Identifying resources for long-term operations and maintenance of infrastructure is seen as a concern, especially by real estate leaders.

- a. While neither group is very sanguine about the attention being paid to long-term operations and maintenance, private sector respondents are more likely than public ones to worry that cities and metro areas are not taking these needs into account.
- b. Only 18% of private sector leaders, compared to 32% of public sector leaders, say that long-term needs are usually a part of decision making in the areas in which they work.

8. Transportation is the issue most likely to be cited in open-ended responses as holding back real estate investment.

- a. Issues surrounding public transit, and roads and bridges top the list of complaints.
- b. The second most common restraints identified by the leaders in the survey are financial or funding and political issues.

9. Infrastructure is critical to both U.S.-based and global respondents.

- a. American leaders are more likely to be concerned with finding a skilled workforce and schools, whereas the leaders working overseas are more likely to focus on government and regulatory factors.
- b. Global respondents are more likely than U.S. ones to give high marks ratings to roads and bridges and public transit. Nevertheless, looking to the future, both sets of leaders put high priority on improving public transit.

- c. While both groups see most of the factors influencing investment over the next decade similarly, the global leaders are more likely to identify climate change as influential.
- d. Finally, leaders in both groups see joint development as key, although the global respondents say government funding will play an important role more often than the Americans.

Findings

A. Findings Summary

1. Infrastructure quality is seen as a key factor impacting where real estate investment happens. Infrastructure leads the list of factors that influence where real estate investment dollars go. Eighty-eight percent of survey respondents list infrastructure as a top or very important consideration. Infrastructure leads the list of eight possible factors influencing the flow of real estate dollars.

Ninety-one percent of the public and 86% of real estate leaders rated the quality of infrastructure, including transportation, utilities, telecommunications, etc., as a top or very important consideration when decisions are made about where real estate investments are made.

Demographic forces—including consumer demand and workforce skills—are the other top drivers of real estate activity. Of private sector leaders, 90% rated consumer demand as top or very important (compared to 78% of public sector respondents). City leaders were more likely to see the availability of a skilled workforce as a key driver; 89% call workforce a top or very important consideration, compared to 64% of the private sector.

Factors relating to government services—including the regulatory environment, tax structure, and the quality of government—are in the middle of the pack of factors that drive where real estate dollars go. Tax structure is much more likely to be seen as a top or very important factor by the public sector than the private sector.

Perhaps surprisingly, the quality of schools was near the bottom of the list, followed by the recreation and cultural attractions that are available in an area.

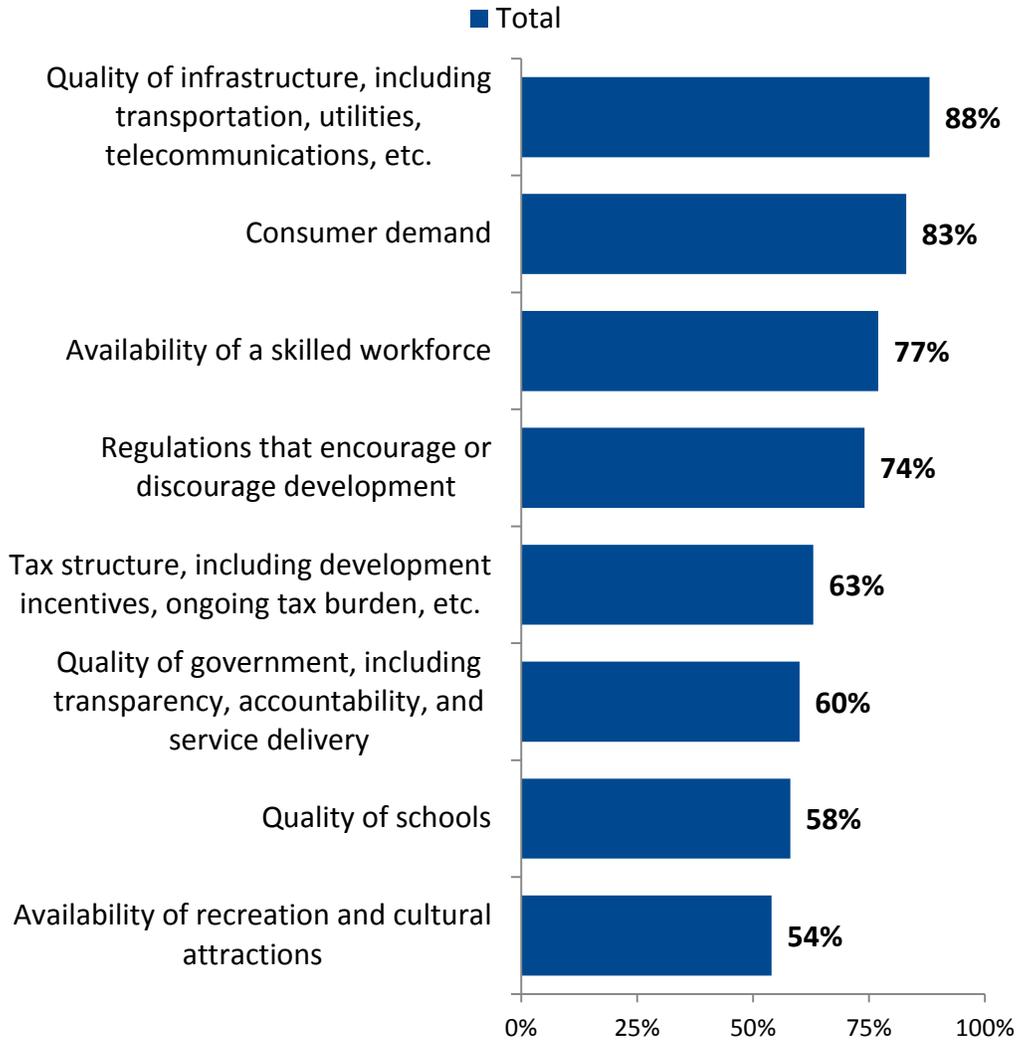
Public vs. Private As discussed above, the public and private respondents diverged most around the importance of a skilled workforce and tax structure, with the public sector more likely to rank those factors as important. Private sector leaders ranked consumer demand and government quality more highly than city leaders.

Global vs. U.S. Comparing leaders who work in the U.S. only and those whose work is overseas, we find convergence around the importance of infrastructure when it comes to determining where real estate investments are made. Some other differences do emerge.

The U.S. respondents are more likely to say availability of a skilled workforce (80% say “a top consideration” or “very important”) and quality of schools are important (61%), while the global respondents put more priority on the regulatory framework (81%) and the quality of government (71%).

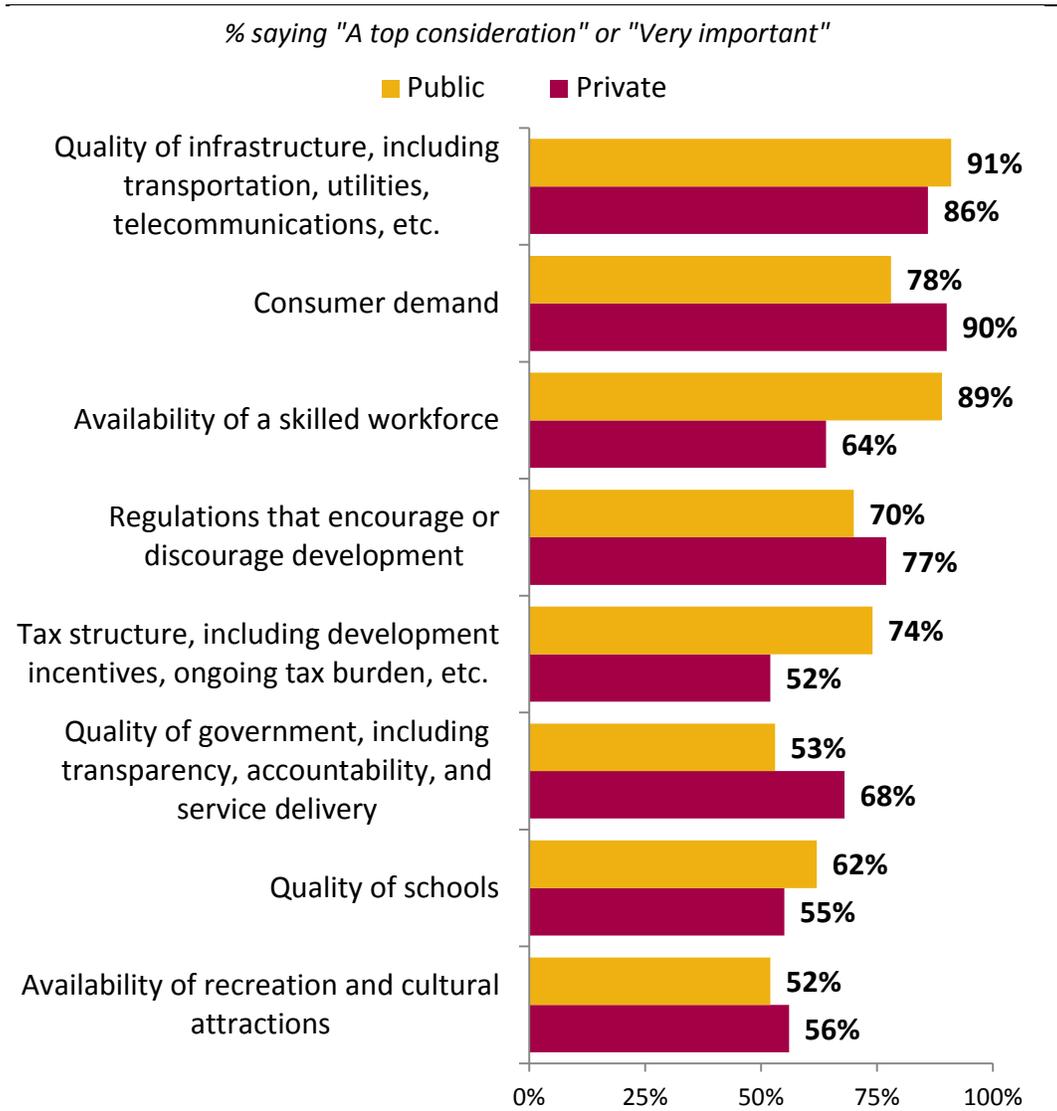
**Important Factors in Real Estate Investment Decisions
Among all Respondents**

% saying "A top consideration" or "Very important"



Q10. Public: In your experience, how important are the following factors in influencing where companies make real estate investments? Private: In your experience, how important are the following factors in influencing where your company makes real estate investments? [Options: A top consideration, Very important, Somewhat important, Not very important, Not a factor at all, Don't know] [RANDOMIZED]

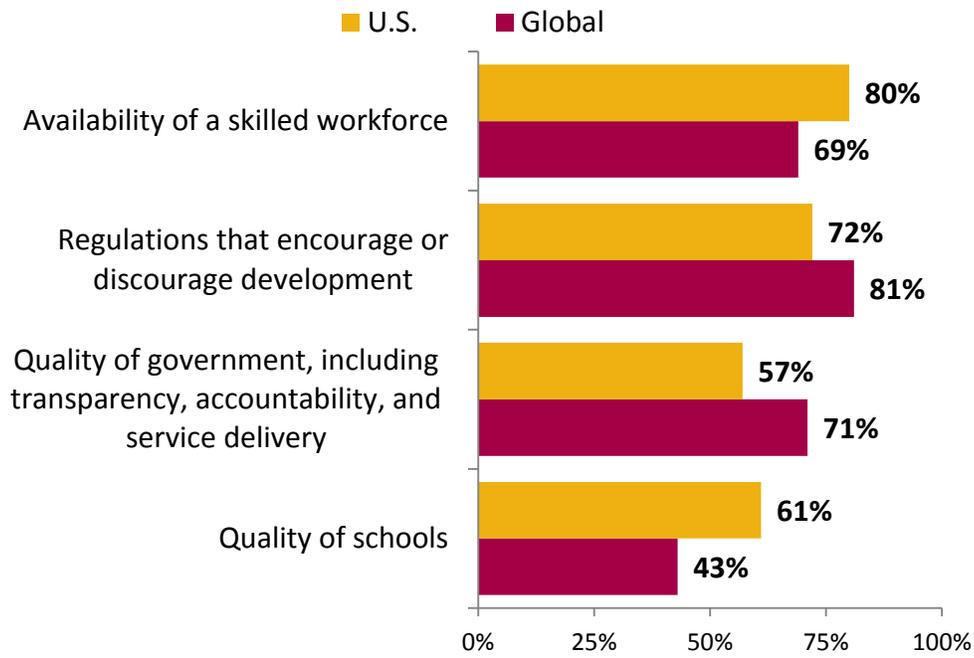
Important Factors in Real Estate Investment Decisions: Public vs. Private Sectors



Q10. Public: In your experience, how important are the following factors in influencing where companies make real estate investments? Private: In your experience, how important are the following factors in influencing where your company makes real estate investments? [Options: A top consideration, Very important, Somewhat important, Not very important, Not a factor at all, Don't know] [RANDOMIZED] [n=241 public; 202 private]

**Important Factors in Real Estate Investment Decisions:
U.S. vs. Global Presence**

% saying "A top consideration" or "Very important"



Q10. Public: In your experience, how important are the following factors in influencing where companies make real estate investments? Private: In your experience, how important are the following factors in influencing where your company makes real estate investments? [Options: A top consideration, Very important, Somewhat important, Not very important, Not a factor at all, Don't know] [RANDOMIZED] [n=348 U.S.; 58 global]

Note: The charts comparing U.S. and global leaders' answers that appear here and in subsequent sections include only the categories where we found differences between the two sets.

2. Strong telecommunications systems and good roads and bridges top the list of infrastructure categories that determine where real estate development goes.

A number of infrastructure systems need to be strong in order to make metro areas attractive for development. The importance of telecommunications and connectivity and roads and bridges illustrates the need for both advanced and traditional infrastructure for metropolitan competitiveness.

With telecommunications and roads and bridges, four other infrastructure categories are clustered at the top of considerations influencing real estate investment by companies. Telecommunications and roads and bridges are followed closely by reliable and affordable energy, along with good passenger connections to other cities, high quality water and wastewater systems, and sufficient parking.

Categories that are in the middle of the pack include public transit, health care facilities, clean air, parks and open space, and freight infrastructure.

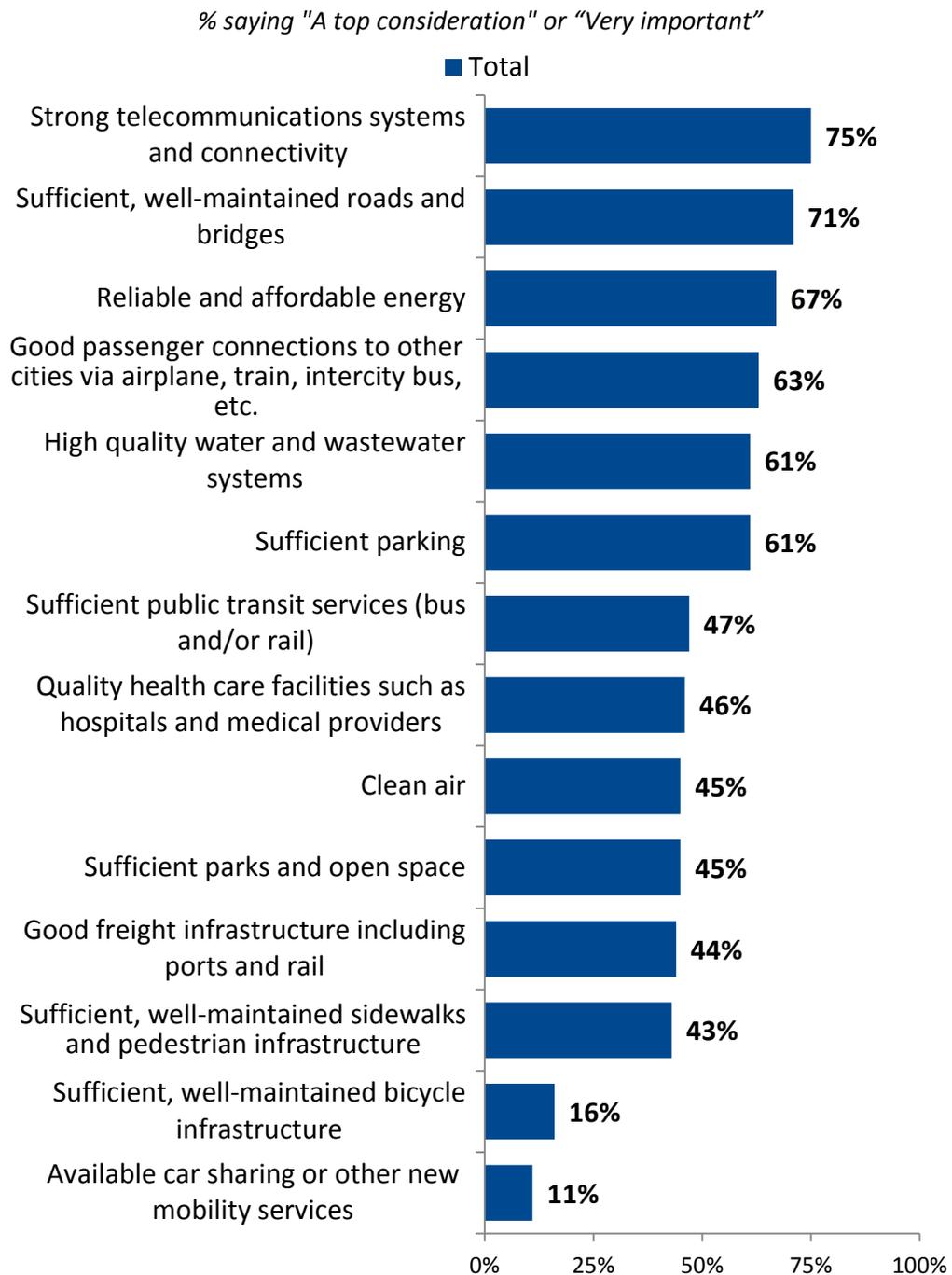
At the bottom of the list are characteristics that might make for more livable cities. Sidewalks and other pedestrian infrastructure, bicycle infrastructure, and car sharing or other new mobility infrastructure are seen as the least important elements of infrastructure when decisions are made about investing overall. Although near the bottom of the list, half of private sector respondents said that sidewalks are important or very important to decisions about where to invest. And as shown below, many of these elements are considered priority investment areas.

Public vs. Private While there is general agreement about the most to least important parts of infrastructure, the private sector participants tend to identify more areas as important to the investment decisions than do the public sector respondents. These include public transit, health care facilities, clean air, parks and open space and sidewalks.

Public sector participants are much more likely to say that good freight infrastructure is a key driver of real estate development than private sector leaders are.

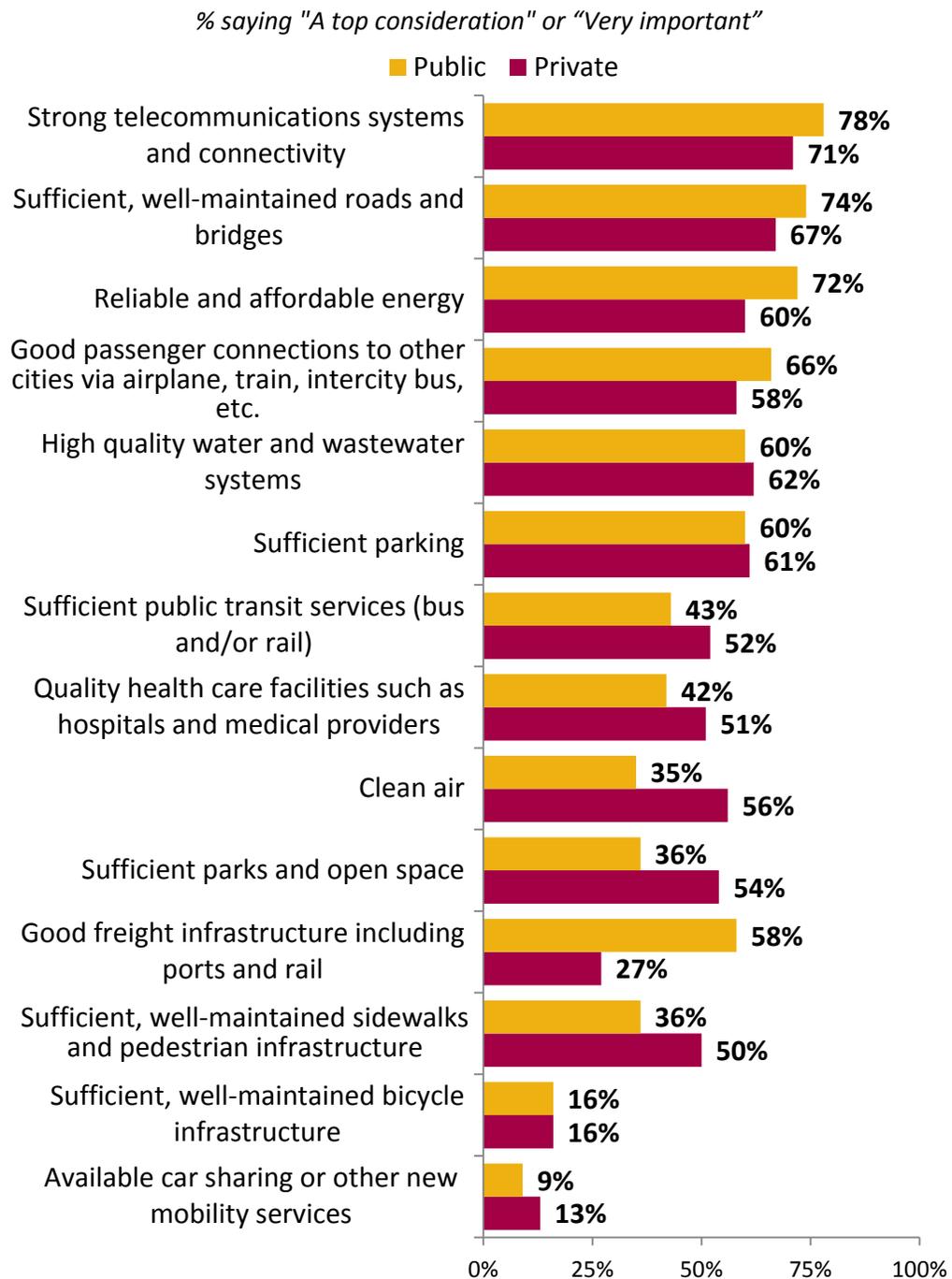
Global vs. U.S. U.S. respondents are more likely than those elsewhere to prioritize parking. For the global respondents, public transit rises to the top tier. Non-U.S. leaders are more likely to say intercity connections and clean air are important.

Important Infrastructure-Related Factors in Real Estate Investment Decisions Among all Respondents



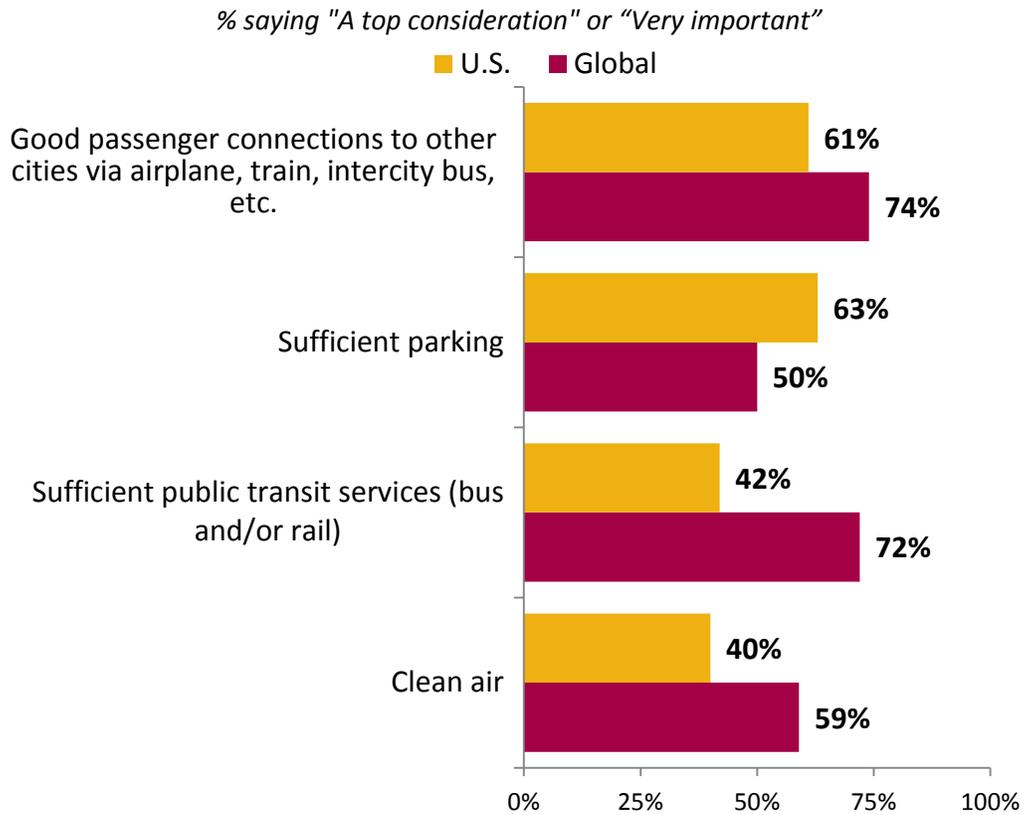
Q11. Public: And in your experience, how important are the following infrastructure-related factors in influencing where companies make real estate investments? Private: And in your experience, how important are the following infrastructure-related factors in influencing where your company makes real estate investments? [Options: A top consideration, Very important, Somewhat important, Not very important, Not a factor at all, Don't know] [RANDOMIZED]

**Important Infrastructure-Related Factors in Real Estate Investment Decisions:
Public vs. Private Sectors**



Q11. Public: And in your experience, how important are the following infrastructure-related factors in influencing where companies make real estate investments? Private: And in your experience, how important are the following infrastructure-related factors in influencing where your company makes real estate investments? [Options: A top consideration, Very important, Somewhat important, Not very important, Not a factor at all, Don't know] [RANDOMIZED] *Good passenger connections to other cities via airplane, train, intercity bus, etc. [n=241 public; 202 private]

**Important Infrastructure-Related Factors in Real Estate Investment Decisions:
U.S. vs. Global Presence**



Q11. Public: And in your experience, how important are the following infrastructure-related factors in influencing where companies make real estate investments? Private: And in your experience, how important are the following infrastructure-related factors in influencing where your company makes real estate investments? [Options: A top consideration, Very important, Somewhat important, Not very important, Not a factor at all, Don't know] [RANDOMIZED] [n=348 U.S.; 58 global]

3. Pedestrian infrastructure, public transit, bicycle infrastructure, and car sharing receive the lowest marks when it comes to assessments of quality.

Although about half of respondents said that sidewalks and pedestrian infrastructure were very good or good, these infrastructure categories are at the bottom of the overall quality assessment list, lagging behind health care facilities, water quality, telecommunications, etc. Similarly, public transit gets high marks from about half of the respondents, but is near the bottom of the quality pack.

Health care facilities such as hospitals and medical providers, water quality and wastewater treatment, and telecommunications top the list of infrastructure categories viewed as good or very good.

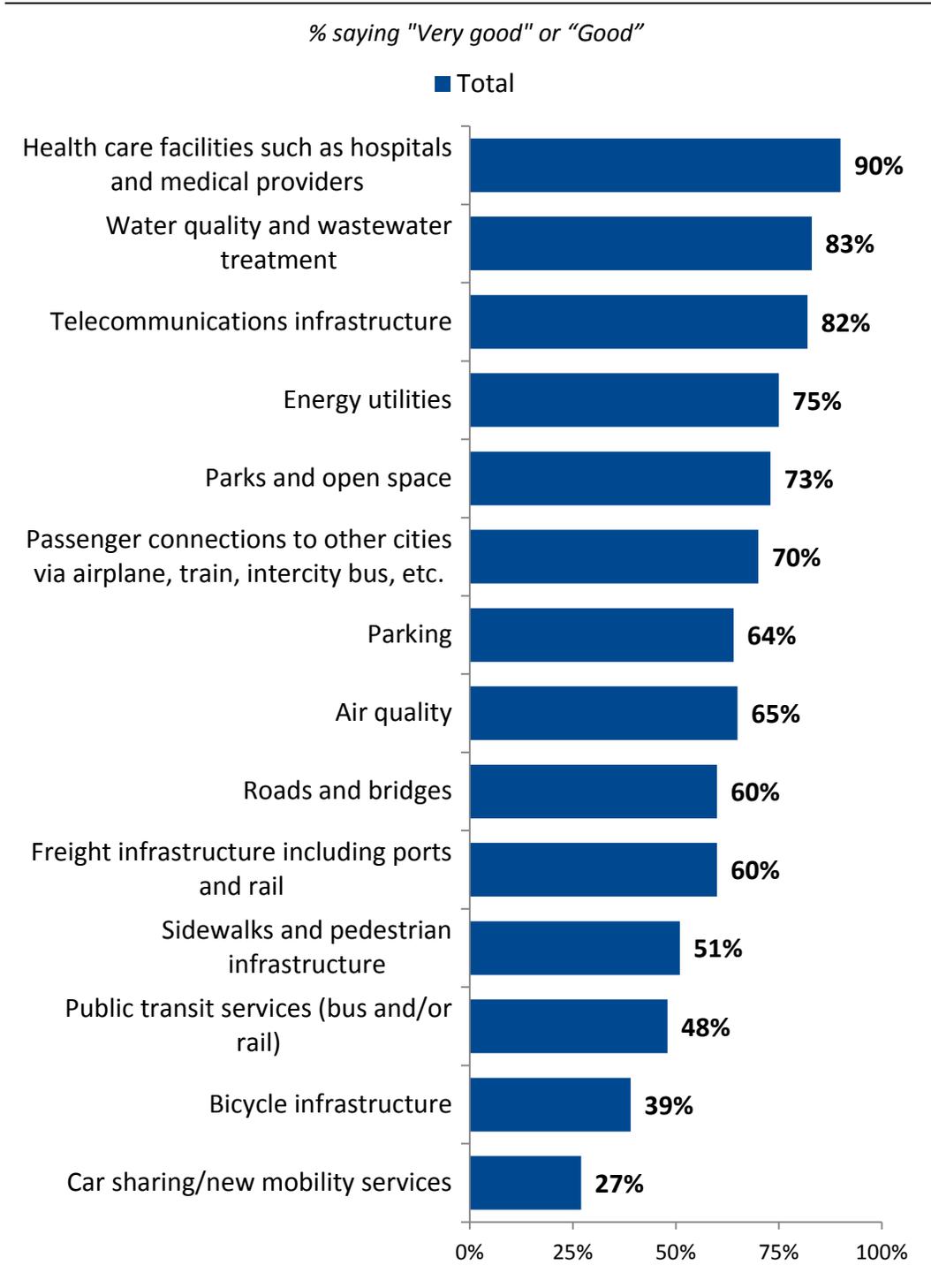
These highly regarded categories are closely followed by passenger connections to other cities, and environmental aspects of urban life including parks and open space as well as air quality and energy utilities. Parking, roads and bridges, and freight infrastructure receive middling marks.

The weakest ratings go to aspects of infrastructure that deal with pedestrians, transit, bicycles, and car sharing or new mobility services.

Public vs. Private Views about infrastructure quality by sector are relatively similar across the private and public sectors. When it comes to assessing infrastructure quality, public and private sector respondents are in general agreement about which are the best and the worst. This is true from top to bottom, although the public sector participants tend to give higher marks to most of the elements.

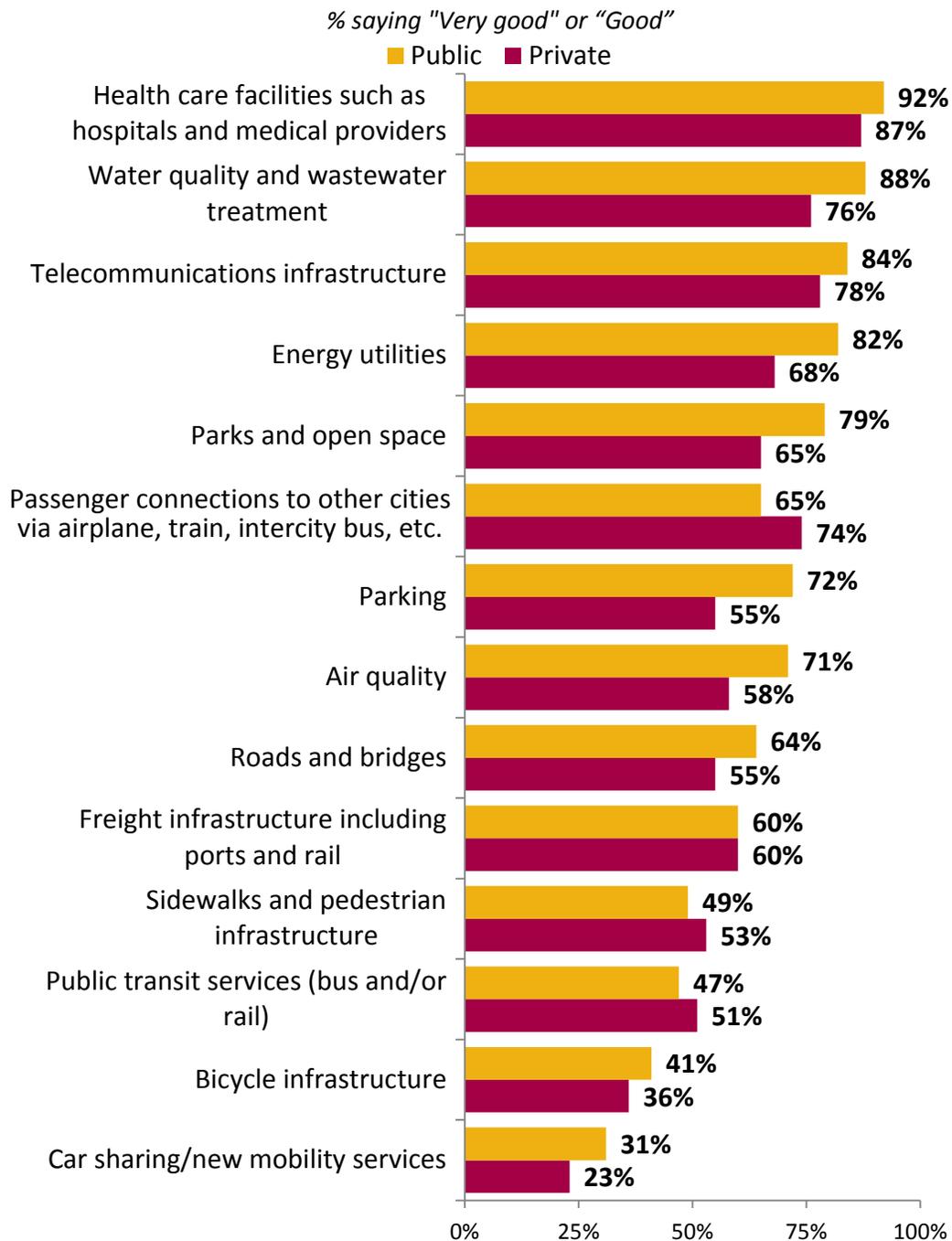
Global vs. U.S. Comparing leaders from the U.S. and abroad on the quality of infrastructure where they work, the U.S. respondents are generally more positive on health care, water quality and wastewater treatment, energy utilities, and parking. Global respondents are more positive about roads and bridges and public transit in their cities and metro areas.

Ranking the Current Quality of Infrastructure Among all Respondents



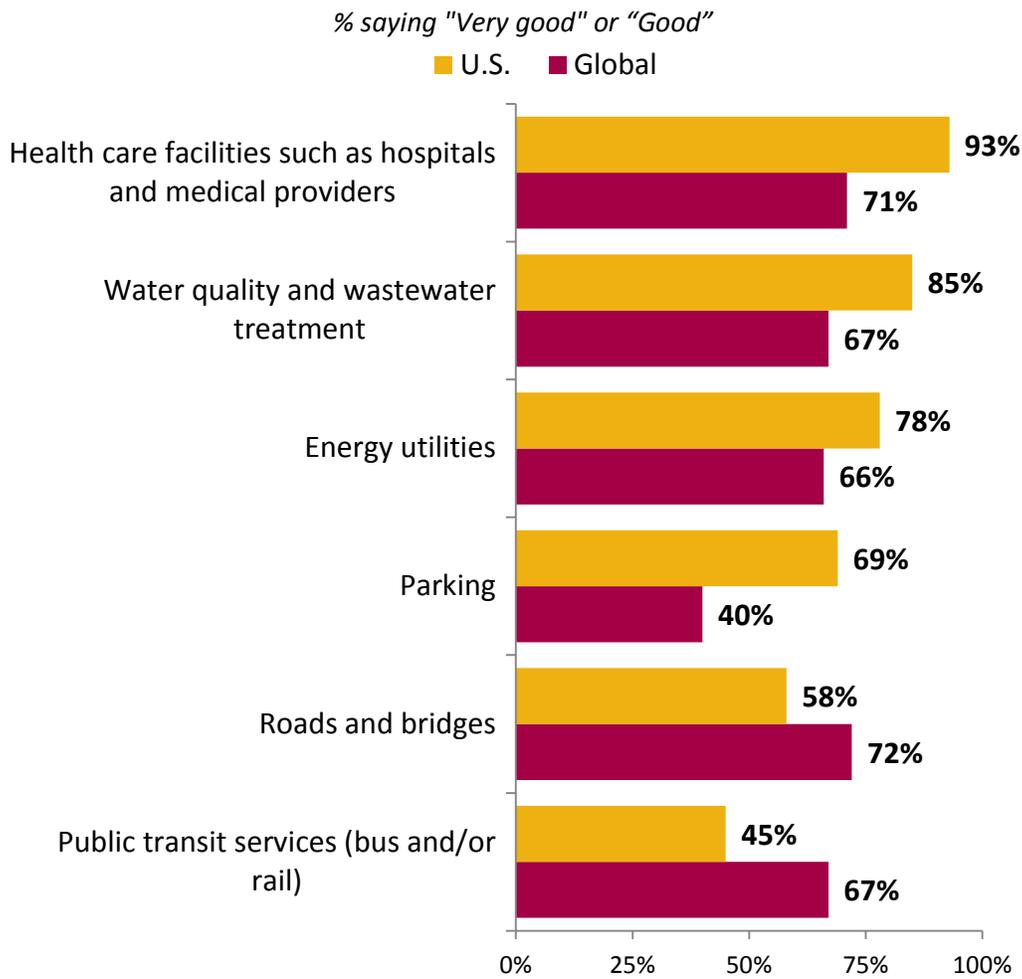
Q12. Public: Thinking about the city or metropolitan area where you work, how would you rank rate the current quality of the following aspects of its infrastructure? (Please answer for your city/county if you work at that level -- and for the metropolitan area if you work regionally.) Private: Thinking specifically about the city or metropolitan area where your own work is most concentrated (the place you identified above), how would you rate the current quality of the following aspects of its infrastructure? [Options: Very good, Good, Moderate, Poor, Very poor, Don't know] [RANDOMIZE]

Ranking the Current Quality of Infrastructure: Public vs. Private Sector



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Ranking the Current Quality of Infrastructure: U.S. vs. Global Presence



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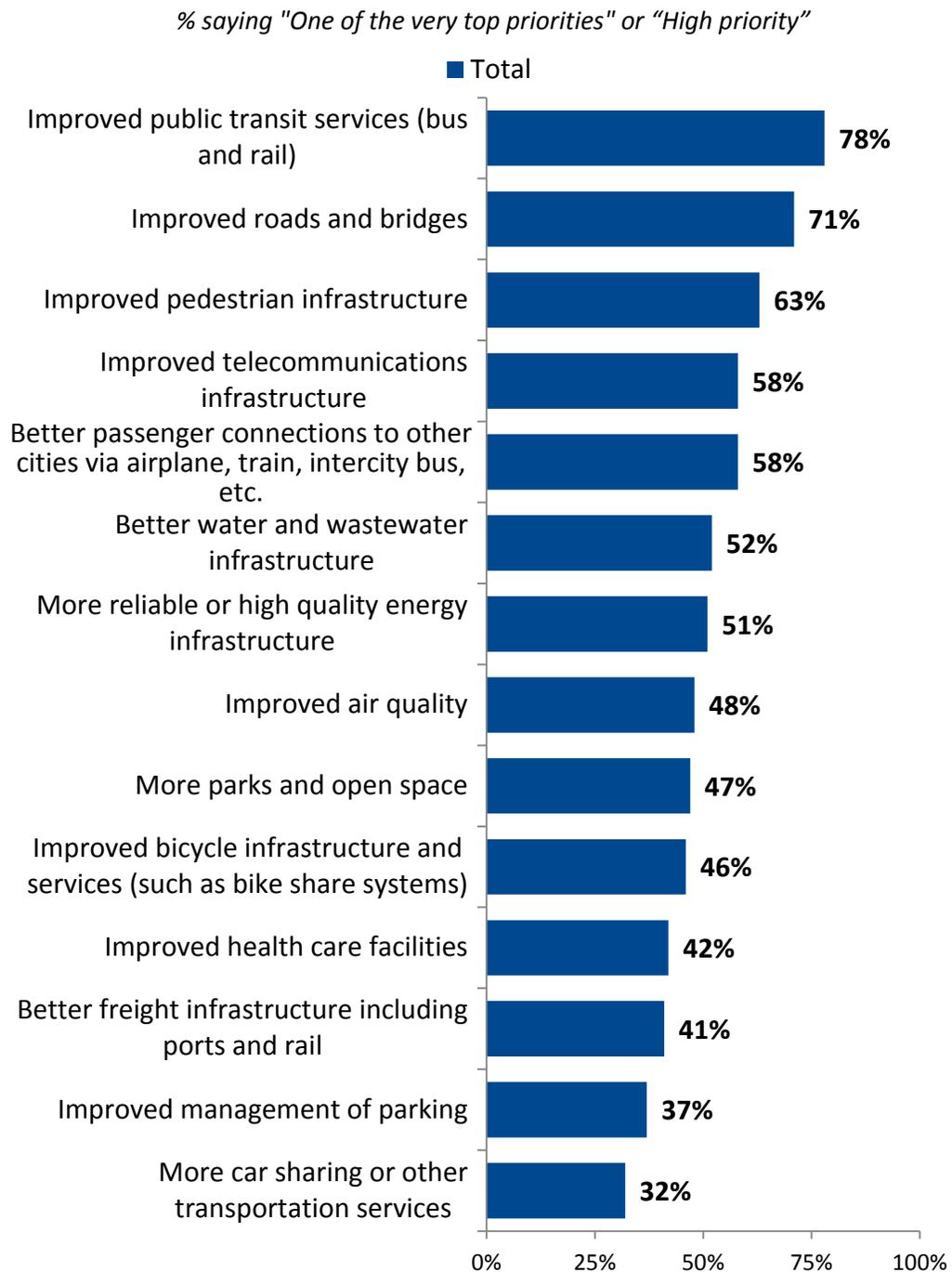
4. Leaders name public transit, roads and bridges, and pedestrian infrastructure as investment priorities. Seventy-eight percent of all respondents see “improved public transit services” as a top or high priority, 71% want improving roads and bridges to be a priority, and 63% are looking for improved pedestrian infrastructure.

Public sector leaders are especially concerned about transit, roads and bridges, and pedestrian infrastructure, with seven in ten or more calling each a top or high priority. Seven in ten of the private sector respondents also place top billing on improving public transit services and roads and bridges, but are less concerned about pedestrian infrastructure. For private leaders, telecommunications and passenger connections outweigh pedestrian infrastructure.

Looking at other elements, water, energy, and air quality are top or high priorities for about half in both sectors. Additional concerns, including bicycle infrastructure and services, parks and open space, health care facilities, freight, management of parking and other transportation services like car sharing are likely to be seen as lower priorities.

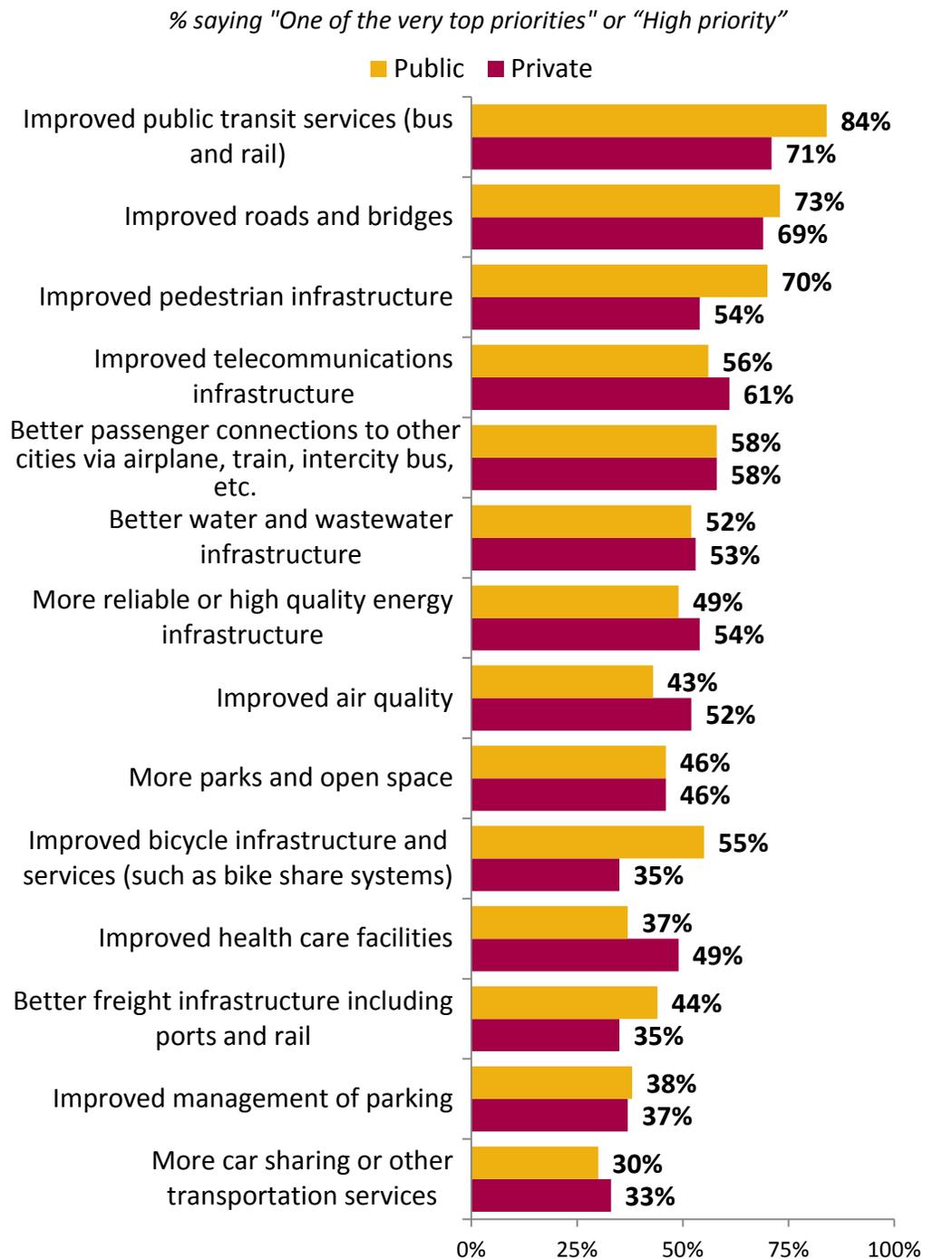
Global vs. U.S. U.S. respondents put a slightly higher priority on improving the roads than do their international counterparts, but both U.S. and global leaders put their highest priority on improved public transit.

Priority That Should Be Given to Infrastructure Improvements Among all Respondents



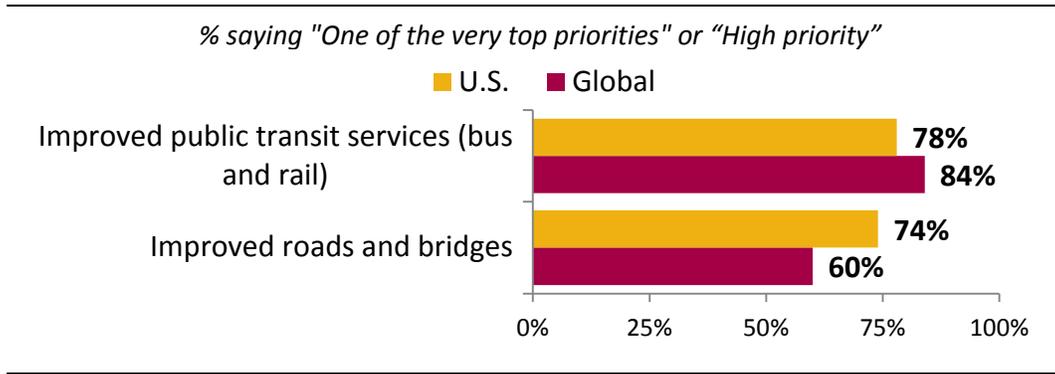
Q13. Public: Thinking again about the city/metropolitan area where you work, how high a priority do you think should be given to each of these infrastructure improvements over the next ten years? (Please answer for your city/county if you work on that level or the metropolitan area if you work regionally.) Private: Thinking again about the city or metropolitan area where your work is most concentrated, how high a priority do you think should be given to each of these infrastructure improvements over the next ten years? [Options: One of the very top priorities, High priority, Middle priority, Low priority, Bottom priority, Don't know] [RANDOMIZE]

**Priority That Should Be Given to Infrastructure Improvements:
Public vs. Private Sectors**



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**Priority That Should Be Given to Infrastructure Improvements:
U.S. vs. Global Presence**



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5. The public's willingness and ability to pay for infrastructure are seen as the most important factors shaping the future of infrastructure and real estate.

Looking to the future, the survey suggests that the biggest external influence on shaping infrastructure and real estate development is the public's appetite for paying for investments in infrastructure.

In next ten years, both the private and public sector respondents identified the public's willingness or ability to pay for infrastructure as the one thing that will have the most impact on shaping infrastructure and real estate investment in their own cities and metro areas. At least three quarters in both sectors say this will have a dramatic or significant impact on investments.

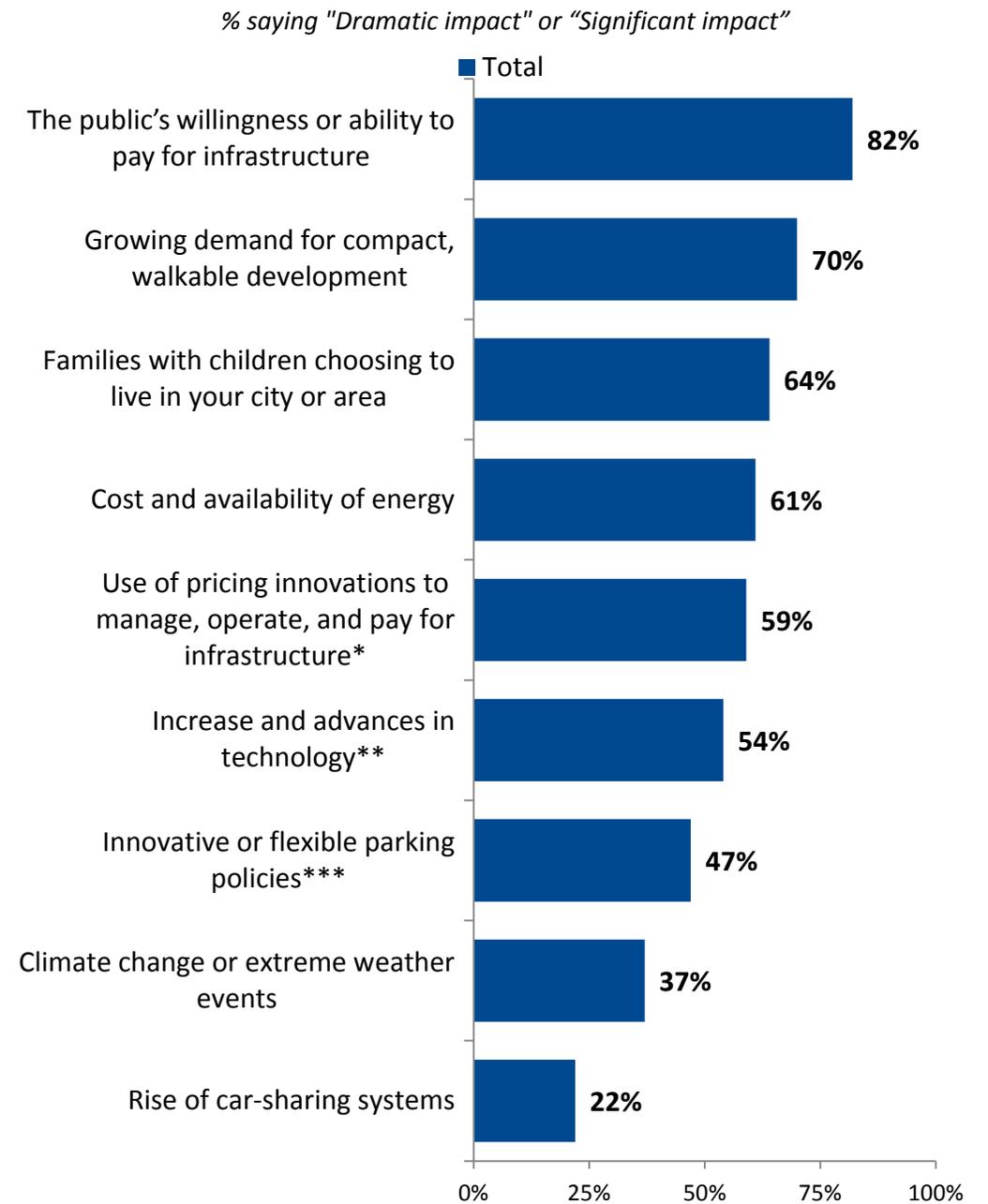
Shifting market demands and demographic trends—including growing demand for compact, walkable development, and the appeal of cities and metro areas to families with children—are seen as the next most powerful factors. Around two thirds identify these two as major influences that may reshape metropolitan areas where they work.

The survey tells us there are several other factors that will have impacts over the next decade, in the view of both private and public sector actors. About six in ten identify the use of pricing innovations to manage, operate, and pay for infrastructure as powerful. These might include dynamic and variable pricing of roadways, smart meters, etc.

Also, about half of the public and private leaders say significant or dramatic inputs will be the cost and availability of energy and increased technology. Fewer see climate change or extreme weather and the rise of car sharing as so important to investments in the next decade.

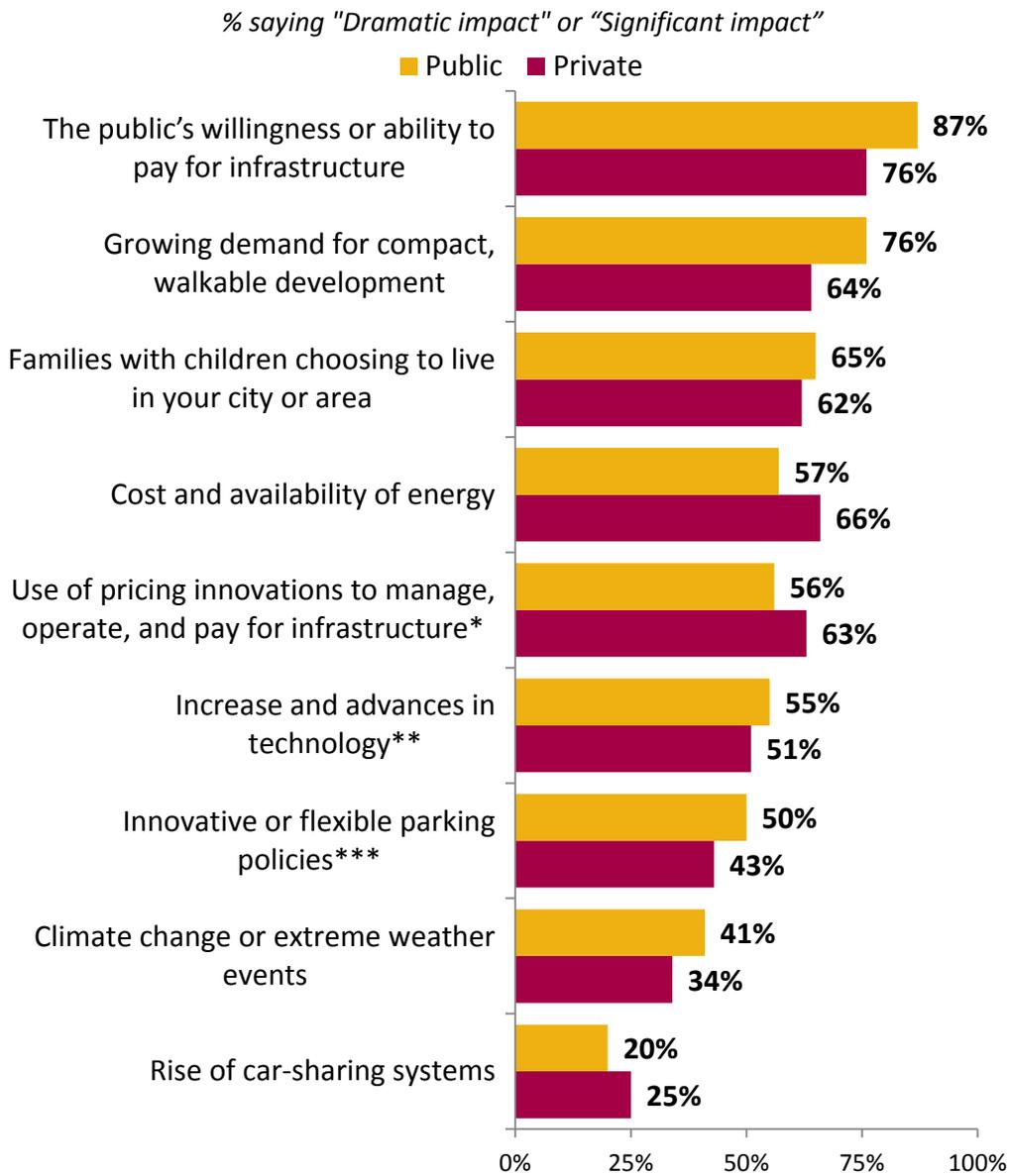
Global vs. U.S. While the respondents in the U.S. and overseas generally see the factors influencing investment over the next decade similarly, the global leaders are more likely than the U.S. leaders to see climate and weather as well as energy as influential in the areas where they work.

Factors Shaping Investments in the Next Ten Years Among all Respondents



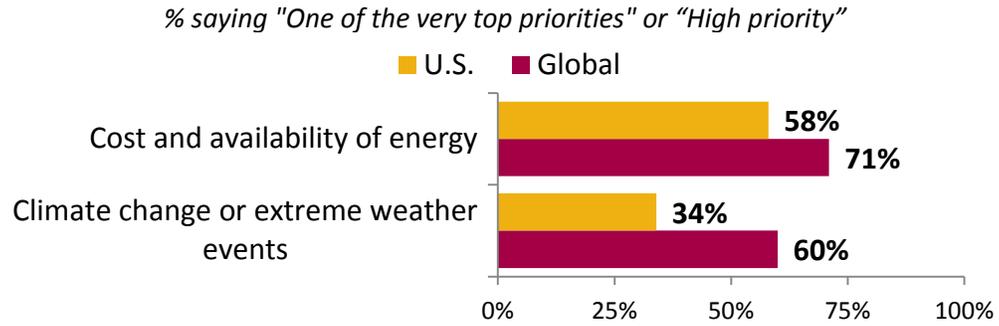
Q14. Public: And over the next ten years, how much of an impact do you think each of the following factors will have in shaping infrastructure and real estate investments in the city or metropolitan area where you work? Private: And over the next ten years, how much of an impact do you think each of the following factors will have in shaping infrastructure and real estate investments in the city or metropolitan area where your work is most concentrated? [Options: Dramatic impact, Significant impact, Some impact, Little impact, No impact, Don't know] [RANDOMIZE] *FULL QUESTION WORDING: Use of pricing innovations to manage, operate, and pay for infrastructure (such as dynamic or variable pricing of roadways, smart meters with dynamic pricing, etc.); ** Increase and advances in technology (such as real time information for bus or train arrivals, remote payment systems, real time monitoring of energy usage, etc.); *** Innovative or flexible parking policies (such as easing of minimum parking requirements, shared parking, ability to flex car parking for bike parking, etc.)

**Factors Shaping Investments in the Next Ten Years:
Public vs. Private Sector**



Q14. Public: And over the next ten years, how much of an impact do you think each of the following factors will have in shaping infrastructure and real estate investments in the city or metropolitan area where you work? Private: And over the next ten years, how much of an impact do you think each of the following factors will have in shaping infrastructure and real estate investments in the city or metropolitan area where your work is most concentrated? [Options: Dramatic impact, Significant impact, Some impact, Little impact, No impact, Don't know] [RANDOMIZE] *FULL QUESTION WORDING: Use of pricing innovations to manage, operate, and pay for infrastructure (such as dynamic or variable pricing of roadways, smart meters with dynamic pricing, etc.); ** Increase and advances in technology (such as real time information for bus or train arrivals, remote payment systems, real time monitoring of energy usage, etc.); *** Innovative or flexible parking policies (such as easing of minimum parking requirements, shared parking, ability to flex car parking for bike parking, etc.)

**Factors Shaping Investments in the Next Ten Years:
U.S. vs. Global Presence**



Q14. Public: And over the next ten years, how much of an impact do you think each of the following factors will have in shaping infrastructure and real estate investments in the city or metropolitan area where you work? Private: And over the next ten years, how much of an impact do you think each of the following factors will have in shaping infrastructure and real estate investments in the city or metropolitan area where your work is most concentrated? [Options: Dramatic impact, Significant impact, Some impact, Little impact, No impact, Don't know] [RANDOMIZE] [n=348 U.S.; 58 global]

6. Funding for new infrastructure over the next decade will depend in large part on cooperation between developers and local governments. Fully three quarters of the public and private leaders in the poll identify joint development or cooperation between the public and private sectors as playing an extremely or very significant role in finding the funding for infrastructure.

Other strategies that require collaboration between real estate and civic leaders also top the list of likely infrastructure finding sources. Six in ten respondents expect value-capture strategies, such as tax increment financing and special assessments to play a significant role. More than half think that negotiated exactions—in which development rights are tied to the delivery of infrastructure projects—will also be an important infrastructure funding source.

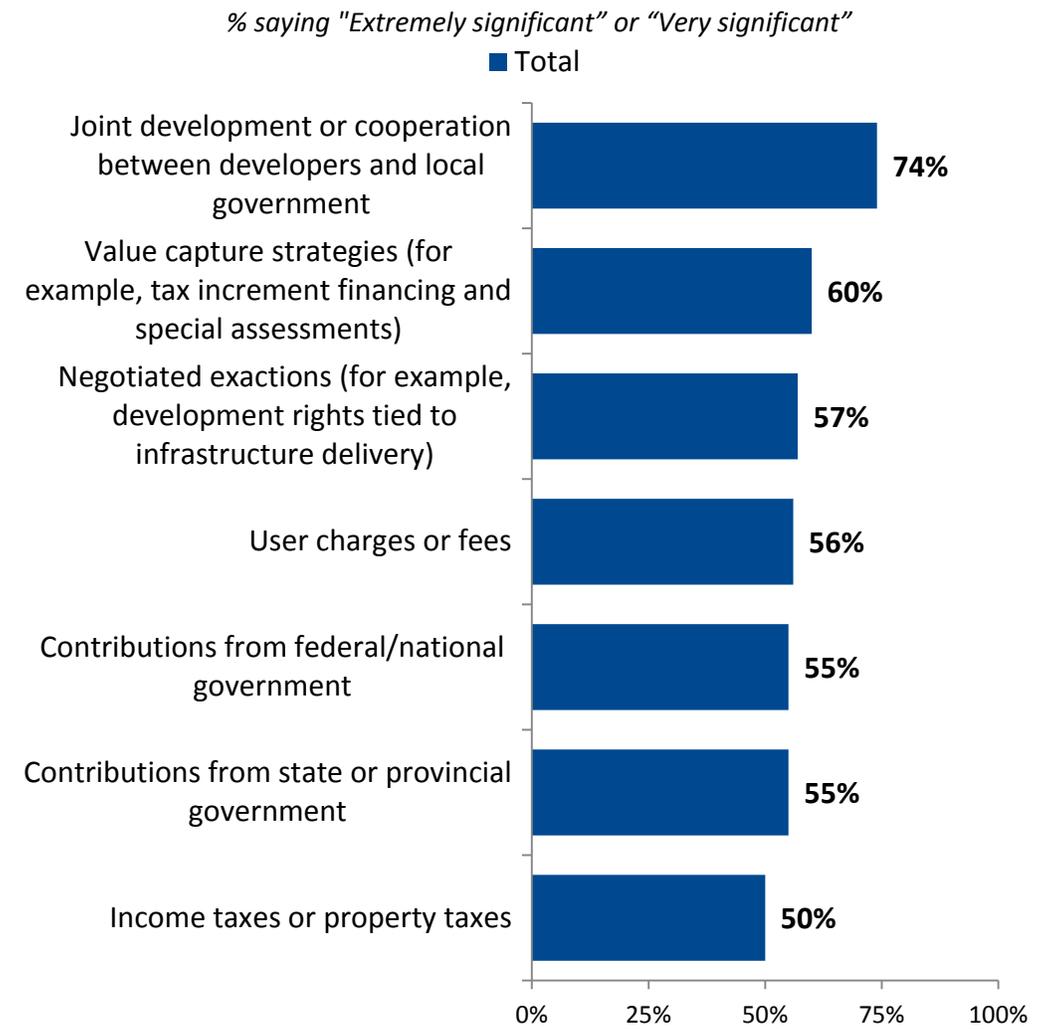
About half also calls each of the following extremely or very significant: user fees, contributions from national government, and contributions from state or provincial governments.

Although about half think income and property taxes will be a significant or very important source, they constitute the least important source for funding infrastructure, the leaders suggest.

By giving each of these sources relatively high marks, respondents seem to be suggesting that a variety of funding sources will be necessary to fund infrastructure in the coming decade.

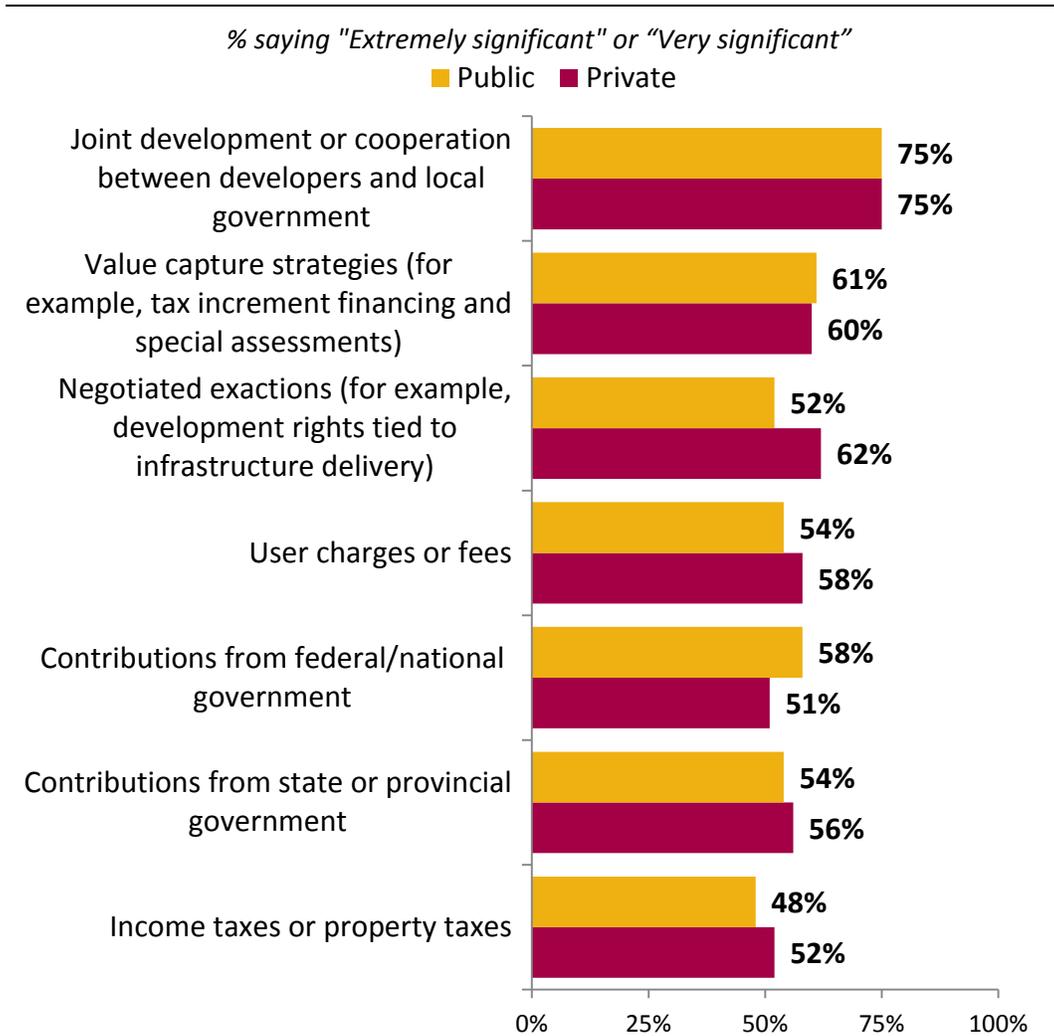
Global vs. U.S. While the U.S. and global respondents agree that joint development is key, their views diverge in some other aspects – especially about the role of government contributions. The global leaders are considerably more likely to believe federal or national and state or provincial government contributions will have very or extremely significant impacts, putting these contributions on par with the importance of cooperation between sectors.

**Funding for New Infrastructure in the Next Ten Years
Among all Respondents**



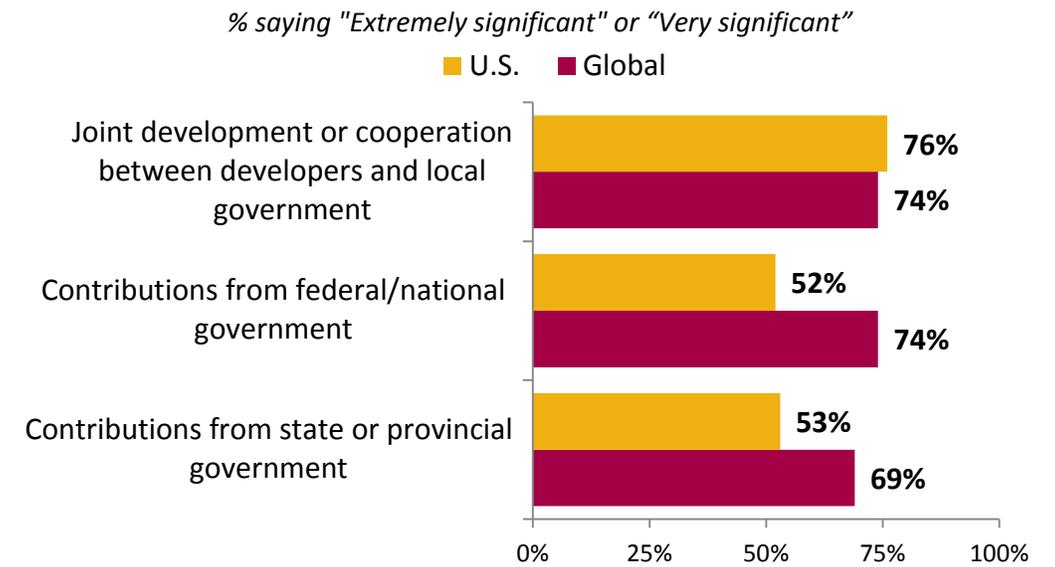
Q15. Public: How significant a role do you think each of the following will play in funding new infrastructure investments over the next ten years in the city or metropolitan area where you work? Private: How significant a role do you think each of the following will play in funding new infrastructure investments over the next ten years in the city or metropolitan area where your work is concentrated? [Options: Extremely significant, Very significant, Somewhat significant, Not very significant, Not significant at all, Don't know] [RANDOMIZE]

Funding for New Infrastructure in the Next Ten Years Public vs. Private Sectors



Q15. Public: How significant a role do you think each of the following will play in funding new infrastructure investments over the next ten years in the city or metropolitan area where you work? Private: How significant a role do you think each of the following will play in funding new infrastructure investments over the next ten years in the city or metropolitan area where your work is concentrated? [Options: Extremely significant, Very significant, Somewhat significant, Not very significant, Not significant at all, Don't know] [RANDOMIZE] [n=241 public; 202 private]

Funding for New Infrastructure in the Next Ten Years U.S. vs. Global Presence



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7. Identifying resources for long term operations and maintenance of infrastructure is seen as a concern, especially by real estate leaders. Neither public nor private leaders are very sanguine about enough attention being paid to identifying resources for the long term operations and maintenance of infrastructure, with less than a third of both groups saying that it's usually an integrated part of decision making.

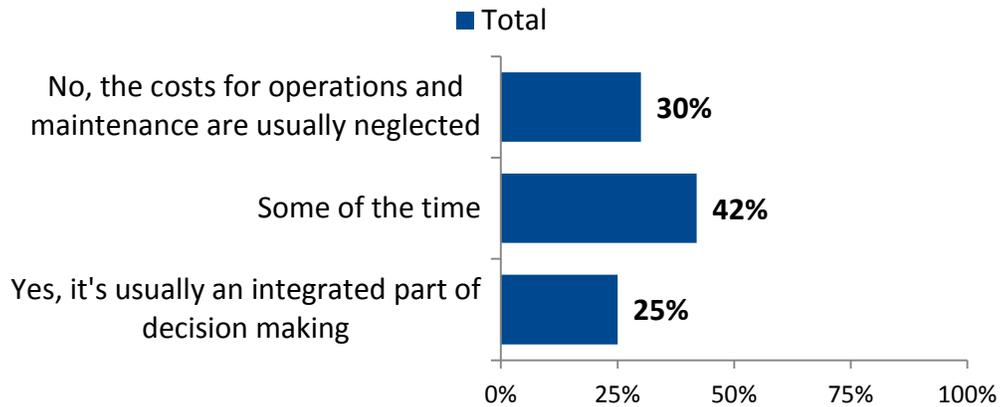
In fact, the overall the picture is not positive. A plurality in both sets says adequate infrastructure planning is considered some of the time (39% public, 45% private). Twenty-seven percent of the public respondents and 34% of the private ones say the costs for operations and maintenance are usually neglected.

Public vs. private While the public and private leaders in the survey agree on many of the ingredients that go into real estate development decision-making, they disagree about whether there is adequate attention being paid to allocation of resources to deal with long term maintenance and operations. Private sector leaders are much more likely to worry that the cities and metro areas where they work are not taking long term operations and maintenance of infrastructure into consideration.

Only 18% of the private sector leaders but 32% of the public sector leaders say that in the city of metro area where their work is concentrated, attention to identifying resources for long-term operation and maintenance of infrastructure is usually an integrated part of decision making. Still, even among the public sector, a large majority are not willing to say enough is being done.

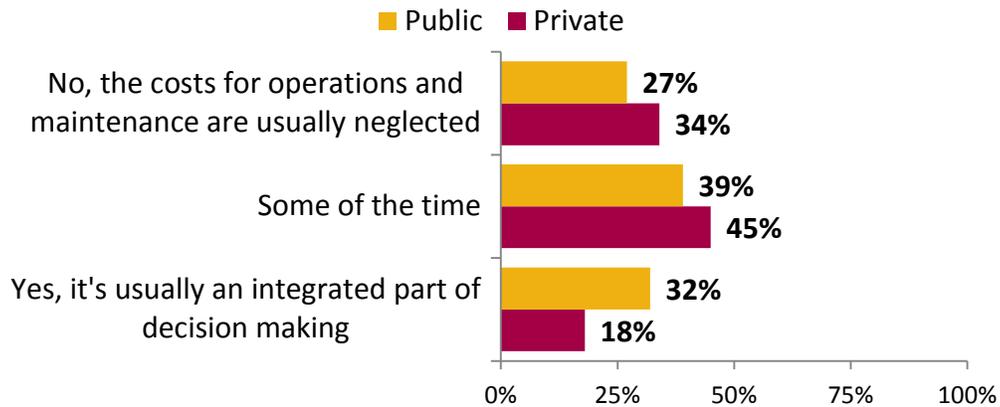
Global vs. U.S. Global leaders are more likely to say allocating resources for long-term operations and maintenance of infrastructure is usually an integrated part of decision making (34%) than are U.S. leaders (24%). However, global leaders are just as likely to say such considerations are either not made (33% global, 29% U.S.) or only made some of the time (33% global, 44% U.S.). U.S. leaders are most likely to say allocating resources for long-term operations occurs some of the time.

Attention Paid to Long-Term Infrastructure Operations and Maintenance



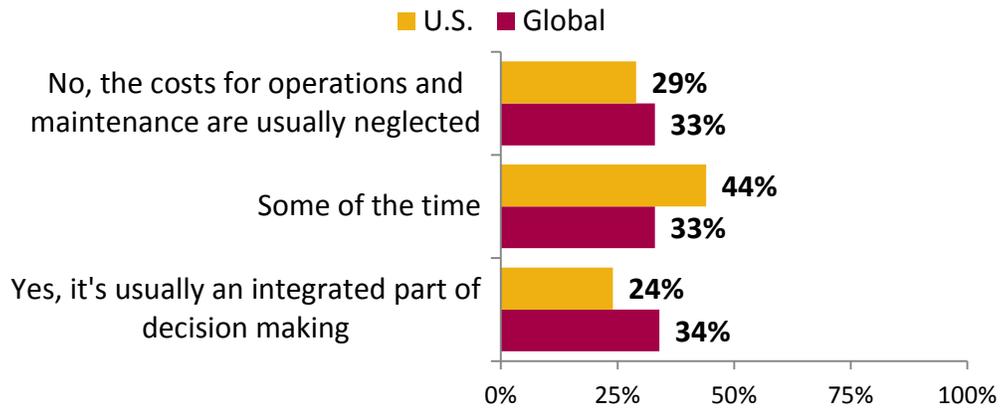
Q16. Public: In the city or metropolitan area where you work, do you think enough attention is being paid to allocating resources for long-term operations and maintenance of infrastructure? Private: In the city or metropolitan area where your work is concentrated, do you think enough attention is being paid to allocating resources for long-term operations and maintenance of infrastructure?

Attention Paid to Identifying Resources for Long-Term Infrastructure Operations and Maintenance: Public vs. Private Sectors



Q16. Public: In the city or metropolitan area where you work, do you think enough attention is being paid to allocating resources for long-term operations and maintenance of infrastructure? Private: In the city or metropolitan area where your work is concentrated, do you think enough attention is being paid to allocating resources for long-term operations and maintenance of infrastructure? [n=241 public; 202 private]

Attention Paid to Identifying Resources for Long-Term Infrastructure Operations and Maintenance: U.S. vs. Global Presence



Q16. Public: In the city or metropolitan area where you work, do you think enough attention is being paid to allocating resources for long-term operations and maintenance of infrastructure? Private: In the city or metropolitan area where your work is concentrated, do you think enough attention is being paid to allocating resources for long-term operations and maintenance of infrastructure? [n=348 U.S.; 58 global]

8. Transportation is the issue most likely to be cited in open-ended responses as holding back real estate investment. We asked the survey respondents to name which infrastructure-related barriers to increased real estate investments they saw. Issues surrounding public transit, and roads and bridges top the list of challenges.

The second most common restraints identified by the leaders in the survey are financial or funding and political issues.

**Most Important Infrastructure-Related Barrier (cont.)
Open-ended responses (additional analysis)**

	Total	Public	Private	U.S.	Global
Transportation: Public transportation; roads, bridges, traffic; bicycle/pedestrian; airport/inter-city; parking; other/general	42%	43%	41%	40%	50%
Cost: General; not enough funding; solutions; financing suggestions	21%	25%	16%	23%	14%
Political and planning: Lack of leadership/willingness to pay; lack of long-term planning; need regional collaboration; sprawl, poor land use decisions, lack of density; bad regulation/overregulation; high taxes/fees; environmental regulations	21%	23%	18%	22%	16%
Environmental/water: Groundwater, sewer, water utility issues, water availability, pollution, other environmental issues	9%	9%	9%	9%	9%
Other: Maintenance; aging infrastructure; education; schools; land (values, availability, readiness for development); affordable housing; internet/connectivity; freight/goods movement; keeping up with growth; economy, poverty, lack of jobs; energy costs; all other	20%	20%	19%	20%	21%

Q17. Public: In your opinion, what is the most important infrastructure-related barrier to increased real estate investment in the city or metropolitan area where you work? [n=241] Private: In your opinion, what is the most important infrastructure-related barrier to increased real estate investment in the metropolitan area where your work is concentrated? [n=202]

B. Analysis of selected infrastructure categories

Looking across the series of questions that were put to the public and private leaders, it is helpful to compare responses across questions in certain infrastructure categories.

Telecommunications systems and connectivity: Essential and already of high quality

Telecommunications and connectivity are among the very top considerations that are seen as influencing where real estate companies decide to invest. However, telecommunications infrastructure as it exists today receives high marks from both sectors. Perhaps as a result, respondents see telecommunications as only middling in importance for investment in the next ten years.

These findings suggest that the leaders see telecommunications systems, which are largely owned and operated as private companies, as keeping up with needs.

Roads and bridges: Essential and in need of investment

Sufficient, well-maintained roads and bridges are seen as essential for real estate development, and they are also most likely to need help. The quality of roads and bridges is one of the very top influences on decisions companies make about where to invest, from the perspective of both those people making decisions for their own enterprises and those observing them in public positions— but both private and public leaders see problems that need attention.

The leaders give roads and bridges weaker scores on current quality than many other aspects of infrastructure in their own cities and metro areas, and seven in ten in both sectors say improving these should get top priority when decisions are made about where to put resources.

Public transit: Low quality marks, high investment priority

Although the public and private sector leaders do not believe that public transit is a key driver of where real estate investment goes, they see investing in this aspect of infrastructure as a high priority for the next ten years. Global and U.S. leaders agree on this point.

Most rate the current quality of public transit in their cities and metro areas as low, and they see demand for compact, walkable development as high. This kind of development often needs the support of adequate public transportation to succeed.

Pedestrian infrastructure: Low quality marks, high investment priority

When asked about the most important infrastructure-related barrier to increased real estate investment in the area where they work, leaders in all sectors, domestic and across the globe, are most concerned about transportation issues, such as public transportation, traffic, and parking. Private sector leaders and those around the world are slightly less concerned with the costs of infrastructure and the political and planning barriers to such investments than their public and domestic cohorts.

Methodology

Two hundred forty one public sector leaders in local and regional government and private organizations working on economic development, along with 202 private developers, investors, lenders and advisors took part in the *Infrastructure 2014* survey in January 2014.

A survey invitation was sent by email to leaders identified by ULI and EY.

The list of potential respondents to the survey was constructed using contacts and connections developed by ULI and EY, and augmented by a search of publicly available information for senior public officials in major cities around the world.

The **public sector** invitees are high level leaders – elected, appointed and career – from large and mid-sized cities in the United States, Europe, Asia Pacific, and elsewhere globally. The public representatives who received the survey have responsibilities for overall city affairs, transportation, public works, planning, economic development, and other city functions. Also included in the public sector list were leaders from regional bodies, such as metropolitan planning organizations, chambers of commerce and other entities set up to promote city and metropolitan development. The location of the metropolitan region where a respondent had official duties was used to classify respondents for analysis purposes as U.S. or global. Officials from the state/province or national/federal levels were not included in the survey.

The **private sector** mailing list included senior-level executives and managers in real estate development, investment, advisory or related real estate firms in the U.S. and overseas. The real estate industry recipients are based in countries around the world, with concentrations in the United States, Europe, and Asia Pacific. Regardless of where they are based, private sector respondents could identify multiple global regions as places where their companies undertake business activities. Private sector respondents were asked to identify a metropolitan region that they are familiar when responding to certain questions, and the location of the region they listed classified them for response analysis purposes as U.S. or global.

Infrastructure investors and other private sector people typically involved in infrastructure delivery (such as engineering or construction firm executives) were excluded.

An emailed letter from ULI CEO Patrick Phillips and EY Global Real Estate Leader Howard Roth invited the leaders to take part in the survey, and asked them to click on a link to the questionnaire. Several reminders were sent to non-responders and questionnaires were returned between January 7 and 24, 2014. The findings were analyzed by Belden Russonello Strategists and responses treated confidentially. Some respondents volunteered to be re-contacted for a follow up interview.

Composition of Public Sector Respondents

	Number	Percent
Total	241	100%
All: Employed/Elected by		
Local government	208	86%
Regional government organization	26	11
Private organization	7	3
All: United States	216	90%
Canada	9	4
Other North America	1	*
Europe	6	2
Asia Pacific and/or Australia	5	2
Middle East/Africa	1	*
Local government: Elected	38	18%
Appointed	54	26
Staff/career	106	51
Local government: Transportation	81	39%
Public works	60	29%
Economic development	101	49%
Housing	82	39%
Planning	132	63%
Local government: City size		
<100,000 people	57	27%
100,000-500,000	63	30
500,000-1 million	57	27
>1 million	30	14
Regional or private organization: Metropolitan area size		
<1 million people	6	18%
1-5 million	13	39
5-10 million	14	42

Composition of Private Sector Respondents

	Number	Percent
Total	202	100%
All: Real estate development or property company	135	67%
Equity investor or investment manager	28	14
Lender	11	5
Real estate services company	24	12
All: United States	171	85%
Canada	16	8%
Other North America	10	5%
Europe	39	19%
South America	2	1%
Asia Pacific and/or Australia	37	18%
Middle East/Africa	7	3%
All: Residential for rent	88	44%
Residential for sale	93	46%
Office	115	57%
Retail	101	50%
Hotel and lodging	65	32%
Industrial	56	28%
Land	66	33%
All: Metropolitan area size		
<1 million people	10	5%
1-5 million	63	31
5-10 million	48	24
>10 million	43	21

Appendix A: Crosstab tables

Factors Influencing Real Estate Investments

Q10. **Public:** In your experience, how important are the following factors in influencing where companies make real estate investments? **Private:** In your experience, how important are the following factors in influencing where your company makes real estate investments? [RANDOMIZED]

<i>% saying "a top consideration" or "very important"</i>	Quality of infrastructure	Consumer demand	Availability of a skilled workforce	Regulations that encourage or discourage development
Total	88%	84%	77%	73%
Public	90%	78%	89%	70%
Private	86%	91%	63%	77%
U.S.	88%	83%	80%	72%
International	88%	86%	69%	81%
Public: Local Government	89%	77%	89%	68%
Elected/appointed Staff	89%	73%	89%	74%
Staff	90%	80%	92%	65%
Public: Transportation/public works/housing	86%	78%	89%	70%
Planning/ economic development	91%	76%	91%	70%
Private: Real estate development	87%	95%	61%	80%
Other	84%	82%	67%	72%
Private: Residential for rent	83%	92%	67%	72%
Residential for sale	85%	91%	61%	80%
Commercial	85%	87%	69%	71%

Factors Influencing Real Estate Investments (cont.)

Q10. **Public:** In your experience, how important are the following factors in influencing where companies make real estate investments? **Private:** In your experience, how important are the following factors in influencing where your company makes real estate investments? [RANDOMIZED]

<i>% saying "a top consideration" or "very important"</i>	Tax structure	Quality of government	Quality of schools	Availability of recreation and cultural attractions
Total	64%	60%	59%	54%
Public	73%	53%	62%	52%
Private	52%	68%	54%	56%
U.S.	64%	57%	61%	53%
International	66%	71%	43%	48%
Public: Local Government	72%	50%	63%	52%
Elected/appointed Staff	71%	67%	69%	57%
Staff	72%	37%	58%	47%
Public: Transportation/ public works/housing	73%	55%	64%	57%
Planning/ economic development	73%	51%	63%	54%
Private: Real estate development	53%	70%	56%	63%
Other	51%	64%	52%	43%
Private: Residential for rent	49%	69%	56%	56%
Residential for sale	55%	69%	65%	62%
Commercial	55%	69%	56%	54%

Importance of Infrastructure-Related Factors in Investments

Q11. **Public:** And in your experience, how important are the following infrastructure-related factors in influencing where companies make real estate investments? **Private:** And in your experience, how important are the following infrastructure-related factors in influencing where your company makes real estate investments? [RANDOMIZED]

<i>% saying "a top consideration" or "very important"</i>	Strong tele-communications systems and connectivity	Sufficient, well-maintained roads and bridges	Reliable and affordable energy	Good passenger connections to other cities via airplane, train, intercity bus, etc.	Sufficient parking
Total	75%	71%	66%	63%	60%
Public	78%	74%	72%	66%	60%
Private	71%	67%	60%	58%	61%
U.S.	75%	71%	66%	61%	63%
International	71%	69%	71%	74%	50%
Public: Local Government	77%	72%	70%	65%	61%
Elected/appointed Staff	84%	80%	73%	74%	62%
Staff	74%	69%	69%	57%	61%
Public: Transportation/public works/housing	78%	76%	71%	68%	61%
Planning/ economic development	79%	74%	72%	65%	64%
Private: Real estate development	72%	69%	61%	56%	60%
Other	72%	64%	58%	63%	63%
Private: Residential for rent	73%	64%	57%	61%	60%
Residential for sale	75%	63%	60%	59%	49%
Commercial	76%	67%	65%	65%	65%

Importance of Infrastructure-Related Factors in Investments (cont.)

Q11. **Public:** And in your experience, how important are the following infrastructure-related factors in influencing where companies make real estate investments? **Private:** And in your experience, how important are the following infrastructure-related factors in influencing where your company makes real estate investments? [RANDOMIZED]

<i>% saying "a top consideration" or "very important"</i>	High quality water and wastewater systems	Sufficient public transit services	Quality health care facilities such as hospitals and medical providers	Clean air	Sufficient parks and open space
Total	61%	47%	46%	44%	44%
Public	60%	43%	42%	35%	36%
Private	62%	52%	51%	56%	54%
U.S.	60%	42%	46%	40%	44%
International	59%	72%	43%	59%	41%
Public: Local Elected/appointed Staff	61%	43%	43%	34%	37%
Public: Transportation/public works/housing	66%	46%	52%	41%	48%
Planning/ economic development	57%	38%	36%	26%	25%
Private: Real estate development	61%	45%	45%	32%	41%
Other	63%	39%	46%	33%	37%
Private: Residential for rent	65%	50%	51%	56%	59%
Residential for sale	58%	57%	51%	57%	45%
Commercial	68%	64%	55%	58%	59%
	65%	54%	52%	57%	61%
	67%	63%	57%	59%	52%

Importance of Infrastructure-Related Factors in Investments (cont.)

Q11. **Public:** And in your experience, how important are the following infrastructure-related factors in influencing where companies make real estate investments? **Private:** And in your experience, how important are the following infrastructure-related factors in influencing where your company makes real estate investments? [RANDOMIZED]

<i>% saying "a top consideration" or "very important"</i>	Good freight infrastructure including ports and rail	Sufficient, well-maintained sidewalks and pedestrian infrastructure	Sufficient, well-maintained bicycle infrastructure	Available car sharing or other new mobility services
Total	44%	42%	16%	11%
Public	59%	36%	15%	10%
Private	27%	50%	16%	13%
U.S.	46%	39%	17%	11%
International	50%	43%	10%	14%
Public: Local Government	56%	36%	16%	10%
Elected/appointed Staff	63%	46%	20%	14%
Staff	49%	28%	11%	6%
Public: Transportation/public works/housing	56%	38%	20%	11%
Planning/ economic development	56%	35%	15%	8%
Private: Real estate development	24%	52%	17%	12%
Other	34%	48%	15%	16%
Private: Residential for rent	24%	53%	16%	14%
Residential for sale	24%	54%	18%	13%
Commercial	31%	50%	17%	15%

Quality of Infrastructure Aspects

Q12. Public: Thinking about the city or metropolitan area where you work, how would you rank rate the current quality of the following aspects of its infrastructure? (Please answer for your city/county if you work at that level -- and for the metropolitan area if you work regionally.) **Private:** *Thinking specifically about the city or metropolitan area where your own work is most concentrated (the place you identified above), how would you rate the current quality of the following aspects of its infrastructure?*
[RANDOMIZE]

<i>% saying "very good" or "good"</i>	Health care facilities such as hospitals and medical providers	Water quality and wastewater treatment	Tele-communications infrastructure	Energy utilities	Parks and open space
Total	90%	82%	81%	76%	72%
Public	93%	88%	84%	82%	79%
Private	87%	75%	78%	68%	65%
U.S.	93%	85%	83%	78%	74%
International	71%	67%	74%	66%	66%
Public: Local Government	92%	89%	83%	83%	79%
Elected/appointed	94%	90%	77%	85%	81%
Staff	91%	88%	88%	81%	77%
Public: Transportation/public works/housing	92%	86%	85%	84%	82%
Planning/ economic development	93%	90%	84%	84%	81%
Private: Real estate development	87%	81%	81%	72%	68%
Other	85%	63%	73%	61%	58%
Private: Residential for rent	97%	77%	83%	67%	69%
Residential for sale	84%	73%	80%	67%	60%
Commercial	88%	75%	78%	67%	61%

Quality of Infrastructure Aspects (cont.)

Q12. Public: Thinking about the city or metropolitan area where you work, how would you rank rate the current quality of the following aspects of its infrastructure? (Please answer for your city/county if you work at that level -- and for the metropolitan area if you work regionally.) **Private:** *Thinking specifically about the city or metropolitan area where your own work is most concentrated (the place you identified above), how would you rate the current quality of the following aspects of its infrastructure?*
 [RANDOMIZE]

<i>% saying "very good" or "good"</i>	Passenger connections to other cities	Air quality	Parking	Freight infrastructure including ports and rail	Roads and bridges
Total	69%	65%	64%	60%	60%
Public	65%	71%	72%	60%	64%
Private	74%	58%	55%	59%	54%
U.S.	68%	66%	69%	59%	58%
International	71%	60%	40%	62%	72%
Public: Local Government	64%	73%	70%	58%	65%
Elected/appointed	63%	80%	63%	61%	61%
Staff	65%	67%	79%	56%	69%
Public: Transportation/public works/housing	62%	72%	73%	55%	67%
Planning/ economic development	64%	75%	71%	58%	67%
Private: Real estate development	74%	61%	54%	61%	55%
Other	73%	52%	58%	55%	52%
Private: Residential for rent	75%	64%	61%	56%	45%
Residential for sale	71%	56%	49%	59%	51%
Commercial	73%	59%	57%	55%	47%

Quality of Infrastructure Aspects (cont.)

Q12. **Public:** Thinking about the city or metropolitan area where you work, how would you rank rate the current quality of the following aspects of its infrastructure? (Please answer for your city/county if you work at that level -- and for the metropolitan area if you work regionally.) **Private:** *Thinking specifically about the city or metropolitan area where your own work is most concentrated (the place you identified above), how would you rate the current quality of the following aspects of its infrastructure?*
 [RANDOMIZE]

<i>% saying "very good" or "good"</i>	Sidewalks and pedestrian infrastructure	Public transit services	Bicycle infrastructure	Car sharing/new mobility services
Total	51%	48%	39%	27%
Public	49%	46%	41%	31%
Private	53%	50%	36%	23%
U.S.	50%	45%	40%	28%
International	50%	67%	33%	26%
Public: Local	50%	47%	43%	29%
Elected/appointed	46%	49%	45%	34%
Staff	55%	44%	37%	23%
Public: Transportation/ public works/housing	51%	45%	45%	31%
Planning/ economic development	52%	45%	40%	29%
Private: Real estate development	53%	50%	38%	22%
Other	52%	52%	31%	27%
Private: Residential for rent	59%	57%	45%	34%
Residential for sale	56%	53%	35%	22%
Commercial	53%	48%	36%	23%

Priority of Infrastructure Improvements

Q13. **Public:** Thinking again about the city/metropolitan area where you work, how high a priority do you think should be given to each of these infrastructure improvements over the next ten years? (Please answer for your city/county if you work on that level or the metropolitan area if you work regionally.) **Private:** Thinking again about the city or metropolitan area where your work is most concentrated, how high a priority do you think should be given to each of these infrastructure improvements over the next ten years? [RANDOMIZE]

<i>% saying "a top priority" or "high priority"</i>	Improved public transit services	Improved roads and bridges	Improved pedestrian infrastructure	Improved tele-communications infrastructure	Better passenger connections to other cities via airplane, train, intercity bus, etc.
Total	78%	71%	63%	58%	58%
Public	84%	72%	70%	56%	58%
Private	71%	69%	53%	61%	58%
U.S.	78%	74%	64%	58%	56%
International	84%	60%	60%	64%	66%
Public: Local Government	83%	71%	71%	54%	55%
Elected/appointed	80%	76%	74%	58%	59%
Staff	86%	63%	67%	53%	54%
Public: Transportation/public works/housing	82%	70%	66%	57%	59%
Planning/ economic development	84%	70%	71%	57%	56%
Private: Real estate development	68%	70%	56%	64%	60%
Other	78%	67%	49%	54%	55%
Private: Residential for rent	78%	63%	50%	55%	57%
Residential for sale	69%	70%	53%	56%	53%
Commercial	81%	67%	52%	59%	58%

Priority of Infrastructure Improvements (cont.)

Q13. **Public:** Thinking again about the city/metropolitan area where you work, how high a priority do you think should be given to each of these infrastructure improvements over the next ten years? (Please answer for your city/county if you work on that level or the metropolitan area if you work regionally.) **Private:** Thinking again about the city or metropolitan area where your work is most concentrated, how high a priority do you think should be given to each of these infrastructure improvements over the next ten years? [RANDOMIZE]

<i>% saying "a top priority" or "high priority"</i>	Better water and wastewater infrastructure	More reliable or high quality energy infrastructure	Improved air quality	More parks and open space	Improved bicycle infrastructure and services (such as bike share systems)
Total	52%	51%	47%	47%	46%
Public	52%	49%	43%	46%	55%
Private	53%	53%	52%	47%	36%
U.S.	53%	49%	45%	46%	47%
International	55%	59%	55%	52%	48%
Public: Local Government	48%	47%	39%	48%	57%
Elected/appointed	56%	43%	39%	57%	59%
Staff	43%	49%	44%	39%	56%
Public: Transportation/public works/housing	53%	48%	46%	51%	55%
Planning/ economic development	53%	48%	39%	48%	55%
Private: Real estate development	54%	51%	53%	47%	38%
Other	49%	58%	52%	46%	31%
Private: Residential for rent	53%	50%	53%	41%	35%
Residential for sale	54%	56%	60%	56%	37%
Commercial	52%	56%	53%	48%	37%

Priority of Infrastructure Improvements (cont.)

Q13. **Public:** Thinking again about the city/metropolitan area where you work, how high a priority do you think should be given to each of these infrastructure improvements over the next ten years? (Please answer for your city/county if you work on that level or the metropolitan area if you work regionally.) **Private:** Thinking again about the city or metropolitan area where your work is most concentrated, how high a priority do you think should be given to each of these infrastructure improvements over the next ten years? [RANDOMIZE]

<i>% saying "a top priority" or "high priority"</i>	Improved health care facilities	Better freight infrastructure including ports and rail	Improved management of parking	More car sharing or other transportation services
Total	42%	40%	37%	32%
Public	37%	44%	38%	30%
Private	49%	35%	37%	34%
U.S.	38%	38%	36%	31%
International	62%	55%	48%	41%
Public: Local Government	35%	39%	38%	32%
Elected/appointed	40%	46%	38%	38%
Staff	34%	35%	38%	26%
Public: Transportation/ public works/housing	37%	43%	37%	30%
Planning/ economic development	39%	41%	39%	30%
Private: Real estate development	51%	34%	38%	30%
Other	46%	36%	36%	42%
Private: Residential for rent	42%	24%	36%	31%
Residential for sale	51%	35%	35%	26%
Commercial	50%	35%	39%	34%

Impact on Infrastructure and Real Estate Investments

Q14. **Public:** And over the next ten years, how much of an impact do you think each of the following factors will have in shaping infrastructure and real estate investments in the city or metropolitan area where you work? **Private:** And over the next ten years, how much of an impact do you think each of the following factors will have in shaping infrastructure and real estate investments in the city or metropolitan area where your work is most concentrated? [RANDOMIZE]

<i>% saying “a dramatic impact” or “significant impact”</i>	The public’s willingness or ability to pay for infrastructure	Growing demand for compact, walkable development	Families with children choosing to live in your city or area	Cost and availability of energy	Use of pricing innovations to manage, operate, and pay for infrastructure
Total	82%	70%	64%	61%	59%
Public	87%	76%	65%	58%	56%
Private	76%	64%	62%	66%	63%
U.S.	84%	71%	63%	58%	57%
International	79%	72%	72%	71%	66%
Public: Local Government	87%	77%	66%	57%	54%
Elected/appointed	91%	80%	66%	53%	55%
Staff	83%	73%	68%	59%	53%
Public: Transportation/ public works/housing	86%	74%	70%	57%	59%
Planning/ economic development	88%	75%	69%	57%	55%
Private: Real estate development	79%	63%	63%	63%	63%
Other	72%	67%	63%	72%	64%
Private: Residential for rent	80%	70%	61%	61%	65%
Residential for sale	74%	61%	62%	68%	61%
Commercial	76%	68%	66%	67%	63%

Impact on Infrastructure and Real Estate Investments (cont.)

Q14. **Public:** And over the next ten years, how much of an impact do you think each of the following factors will have in shaping infrastructure and real estate investments in the city or metropolitan area where you work? **Private:** And over the next ten years, how much of an impact do you think each of the following factors will have in shaping infrastructure and real estate investments in the city or metropolitan area where your work is most concentrated? [RANDOMIZE]

<i>% saying “a dramatic impact” or “significant impact”</i>	Increase and advances in technology	Innovative or flexible parking policies	Climate change or extreme weather events	Rise of car-sharing systems
Total	53%	47%	38%	23%
Public	55%	50%	41%	21%
Private	51%	43%	34%	25%
U.S.	53%	48%	34%	20%
International	60%	50%	60%	38%
Public: Local Government	54%	50%	39%	19%
Elected/appointed	58%	56%	42%	23%
Staff	50%	42%	38%	14%
Public: Transportation/ public works/housing	52%	46%	39%	18%
Planning/ economic development	53%	49%	42%	16%
Private: Real estate development	52%	43%	28%	22%
Other	51%	43%	46%	31%
Private: Residential for rent	53%	51%	35%	25%
Residential for sale	51%	40%	35%	27%
Commercial	52%	48%	36%	28%

Role in Funding New Infrastructure Investments

Q15. Public: How significant a role do you think each of the following will play in funding new infrastructure investments over the next ten years in the city or metropolitan area where you work?

Private: How significant a role do you think each of the following will play in funding new infrastructure investments over the next ten years in the city or metropolitan area where your work is concentrated?

[RANDOMIZE]

<i>% saying “extremely significant” or “very significant”</i>	Joint development or cooperation between developers and local government	Value capture strategies	Negotiated exactions	User charges or fees
Total	74%	60%	56%	56%
Public	74%	61%	51%	54%
Private	74%	60%	62%	58%
U.S.	76%	62%	55%	55%
International	74%	53%	69%	62%
Public: Local Government	75%	60%	53%	54%
Elected/appointed	74%	57%	54%	59%
Staff	74%	62%	50%	50%
Public: Transportation/ public works/housing	73%	58%	58%	55%
Planning/ economic development	74%	62%	51%	52%
Private: Real estate development	75%	60%	62%	54%
Other	73%	61%	64%	66%
Private: Residential for rent	77%	65%	63%	63%
Residential for sale	72%	63%	61%	59%
Commercial	73%	66%	64%	63%

Role in Funding New Infrastructure Investments (cont.)

Q15. Public: How significant a role do you think each of the following will play in funding new infrastructure investments over the next ten years in the city or metropolitan area where you work?

Private: How significant a role do you think each of the following will play in funding new infrastructure investments over the next ten years in the city or metropolitan area where your work is concentrated?

[RANDOMIZE]

<i>% saying "extremely significant" or "very significant"</i>	Contributions from federal/national government	Contributions from state or providence government	Income taxes or property taxes
Total	55%	55%	50%
Public	59%	54%	48%
Private	50%	56%	51%
U.S.	52%	53%	50%
International	74%	69%	53%
Public: Local Government	58%	53%	50%
Elected/appointed	59%	53%	55%
Staff	58%	54%	46%
Public: Transportation/ public works/housing	60%	50%	53%
Planning/ economic development	59%	57%	52%
Private: Real estate development	49%	55%	52%
Other	55%	58%	51%
Private: Residential for rent	49%	57%	52%
Residential for sale	54%	60%	53%
Commercial	55%	58%	50%

Enough Attention to Allocating Resources

Q16. Public: In the city or metropolitan area where you work, do you think enough attention is being paid to allocating resources for long-term operations and maintenance of infrastructure? [n=241]

Private: In the city or metropolitan area where your work is concentrated, do you think enough attention is being paid to allocating resources for long-term operations and maintenance of infrastructure? [n=202]

	Yes, it's usually an integrated part of decision making	Some of the time	No, the costs for operations and maintenance are usually neglected
Total	25%	42	30
Public	32%	39	27
Private	18%	45	34
U.S.	24%	44	29
International	34%	33	33
Public: Local Government Elected/appointed	35%	40	24
Staff	34%	39	26
Public: Transportation/ public works/housing	33%	41	24
Planning/ economic development	36%	36	26
Private: Real estate development	36%	41	22
Other	20%	43	34
Private: Residential for rent	13%	48	34
Residential for sale	20%	47	31
Commercial	20%	44	31
	19%	50	29

Most Important Infrastructure-Related Barrier
Open-ended responses

Q17. **Public:** In your opinion, what is the most important infrastructure-related barrier to increased real estate investment in the city or metropolitan area where you work? [n=241] **Private:** *In your opinion, what is the most important infrastructure-related barrier to increased real estate investment in the metropolitan area where your work is concentrated?* [n=202]

	Transportation	Cost	Political
Total	42%	21%	21%
Public	43%	25%	23%
Private	41%	16%	18%
U.S.	40%	23%	22%
International	50%	14%	16%
Public: Local Government	41%	25%	22%
Elected/appointed	45%	23%	20%
Staff	39%	24%	23%
Public: Transportation/ public works/housing Planning/ economic development	45%	23%	23%
Private: Real estate development	42%	16%	17%
Other	39%	18%	21%
Private: Residential for rent	32%	17%	25%
Residential for sale	39%	15%	23%
Commercial	40%	15%	18%

Most Important Infrastructure-Related Barrier (cont.)
Open-ended responses

Q17. **Public:** In your opinion, what is the most important infrastructure-related barrier to increased real estate investment in the city or metropolitan area where you work? [n=241] **Private:** *In your opinion, what is the most important infrastructure-related barrier to increased real estate investment in the metropolitan area where your work is concentrated?* [n=202]

	Environment	Other	Don't Know/Refused
Total	9%	20%	21%
Public	9%	20%	17%
Private	9%	19%	26%
U.S.	9%	20%	22%
International	9%	21%	12%
Public: Local Government	9%	21%	18%
Elected/appointed	10%	17%	19%
Staff	8%	23%	19%
Public: Transportation/ public works/housing Planning/ economic development	6%	18%	20%
Private: Real estate development	9%	19%	24%
Other	9%	18%	31%
Private: Residential for rent	8%	20%	31%
Residential for sale	8%	20%	27%
Commercial	6%	19%	30%

**Most Important Infrastructure-Related Barrier (cont.)
Open-ended responses (additional analysis)**

Q17. **Public:** In your opinion, what is the most important infrastructure-related barrier to increased real estate investment in the city or metropolitan area where you work? [n=241] **Private:** *In your opinion, what is the most important infrastructure-related barrier to increased real estate investment in the metropolitan area where your work is concentrated?* [n=202]

	Total	Public	Private	U.S.	Global
Transportation: Public transportation; roads, bridges, traffic; bicycle/pedestrian; airport/inter-city; parking; other/general	42%	43%	41%	40%	50%
Cost: General; not enough funding; solutions; financing suggestions	21%	25%	16%	23%	14%
Political and planning: Lack of leadership/willingness to pay; lack of long-term planning; need regional collaboration; sprawl, poor land use decisions, lack of density; bad regulation/overregulation; high taxes/fees; environmental regulations	21%	23%	18%	22%	16%
Environmental/water: Groundwater, sewer, water utility issues, water availability, pollution, other environmental issues	9%	9%	9%	9%	9%
Other: Maintenance; aging infrastructure; education; schools; land (values, availability, readiness for development); affordable housing; internet/connectivity; freight/goods movement; keeping up with growth; economy, poverty, lack of jobs; energy costs; all other	20%	20%	19%	20%	21%

Appendix B: Additional Crosstab Tables

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Public or Private

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT				PRIV TYPE		PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff	PubWk	Ec Dv	Plan R.E.	Devt	Othr	Res Rent	Res Sale	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)	
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Public	54%	100%	-	63%	40%	100%	100%	100%	100%	100%	100%	-	-	-	-	-	-
				E													
Private	46%	-	100%	37%	60%	-	-	-	-	-	-	100%	100%	100%	100%	100%	100%
					D												
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

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Q1. [IF PUBLIC SECTOR] Are you employed by/elected or appointed to:

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT				PRIV TYPE		PRIVATE SECTOR		
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff	Trans PubWk	Plan Ec Dv	R.E. Devt	Othr	Res Rent	Res Sale	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
PUBLIC	100%	100%	-	100%	100%	100%	100%	100%	100%	100%	100%	-	-	-	-	-
Local government (city, county)	86%	86%	-	85%	96% D	100%	-	99%	98%	100% k	98%	-	-	-	-	-
State or national government	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Regional governmental organization	11%	11%	-	11%	4%	-	79% HI	1%	1%	-	1%	-	-	-	-	-
Private organization working on planning and economic development issues	3%	3%	-	3%	-	-	21% I	-	1%	-	1%	-	-	-	-	-
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

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Q2. [IF EMPLOYED IN LOCAL GOVERNMENT] Which of the following best describes your position?

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT				PRIV TYPE		PRIVATE SECTOR		
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff	PubWk	Ec Dv	R.E. Devt	Othr	Res Rent	Res Sale	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
PUBLIC/LOCAL	100%	100%	-	100%	100%	100%	-	100%	100%	100%	100%	-	-	-	-	-
Elected	18%	18%	-	16%	36%	18%	-	41%	-	28%	20%	-	-	-	-	-
					d			F								
Appointed	26%	26%	-	27%	18%	26%	-	59%	-	26%	27%	-	-	-	-	-
								F								
Staff/career	51%	51%	-	52%	41%	51%	-	-	100%	46%	52%	-	-	-	-	-
									F							
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NA/DK/REF	5%	5%	-	5%	5%	5%	-	-	-	-	1%	-	-	-	-	-
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

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Q3.[IF LOCAL GOVERNMENT] Please check the areas for which you are responsible

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT				PRIV TYPE		PRIVATE SECTOR		
	TOTAL	Public	Privt	US	Glbl	Local	Othr	Elctd	Staff	Trans	Plan	R.E.	Othr	Res	Res	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
LOCAL GOVERNMENT	100%	100%	-	100%	100%	100%	-	100%	100%	100%	100%	-	-	-	-	-
Transportation	39%	39%	-	37%	55%	39%	-	53% FI	30%	68% K	40%	-	-	-	-	-
Public works	29%	29%	-	26%	50% D	29% I	-	48% FI	15%	50% K	30%	-	-	-	-	-
Utilities (VOL)	1%	1%	-	1%	5%	1%	-	3%	-	3%	1%	-	-	-	-	-
Housing	39%	39%	-	38%	50%	39%	-	50% fI	34%	69% K	46%	-	-	-	-	-
Economic development	49%	49%	-	49%	45%	49%	-	62% FI	41%	62%	60%	-	-	-	-	-
Planning	63%	63%	-	63%	68%	63%	-	70%	63%	70%	79% j	-	-	-	-	-
Environmental (VOL)	3%	3%	-	3%	9%	3%	-	3%	4%	2%	2%	-	-	-	-	-
Permits,enforcing, building, code (VOL)	5%	5%	-	5%	-	5% H	-	1%	8% H	7%	5%	-	-	-	-	-
Parks (VOL)	*%	*%	-	1%	-	*%	-	-	1%	1%	1%	-	-	-	-	-
Other	10%	10%	-	8%	23%	10%	-	12%	8%	12%	10%	-	-	-	-	-
NA/DK/REF	5%	5%	-	5%	5%	5%	-	-	-	-	1%	-	-	-	-	-
NO ANSWER	1%	1%	-	2%	-	1%	-	2%	1%	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

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Q4. Population of jurisdiction

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT				PRIV TYPE		PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff	PubWk	Ec Dv	Plan	R.E. Devt	Othr	Res Rent	Res Sale	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)	
LOCAL GOVERNMENT	100%	100%	-	100%	100%	100%	-	100%	100%	100%	100%	-	-	-	-	-	
<100,000	27%	27%	-	30%	5%	27%	-	28%	27%	26%	30%	-	-	-	-	-	
				E													
100,000 to 500,000	30%	30%	-	34%	-	30%	-	23%	38%	27%	34%	-	-	-	-	-	
									H								
500,000 to 1,000,000	27%	27%	-	25%	45%	27%	-	32%	22%	29%	24%	-	-	-	-	-	
					d												
1,000,000+	14%	14%	-	10%	50%	14%	-	16%	13%	18%	11%	-	-	-	-	-	
					D												
NA/DK/REF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
NO ANSWER	*%	*%	-	1%	-	*%	-	1%	-	-	1%	-	-	-	-	-	

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q5. Metropolitan area population -- PUBLIC

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT				PRIV TYPE		PRIVATE SECTOR		
	TOTAL	Public	Privt	US	Glbl	Local	Othr	Elctd	Staff	Trans	Plan	R.E.	Othr	Res	Res	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
PUBLIC REGIONAL	100%	100%	-	100%	100%	-	100%	100%	100%	-	100%	-	-	-	-	-
<1 million	18%	18%	-	19%	-	-	18%	-	100%	-	67%	-	-	-	-	-
									G							
1 to 5 million	39%	39%	-	41%	-	-	39%	-	-	-	-	-	-	-	-	-
5 to 10 million	42%	42%	-	41%	100%	-	42%	100%	-	-	33%	-	-	-	-	-
					D			G								
10 million+	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NA/DK/REF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q8. Metropolitan area population -- PRIVATE

	LIST		REGION		W/IN PUB		W/IN LOCAL GOVT			PRIV TYPE		PRIVATE SECTOR				
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff	Trans PubWk	Plan Ec Dv	R.E. Devt	Othr	Res Rent	Res Sale	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
PRIVATE	100%	-	100%	100%	100%	-	-	-	-	-	-	100%	100%	100%	100%	100%
<1 million	5%	-	5%	7%	3%	-	-	-	-	-	-	6%	3%	6%	5%	5%
1 to 5 million	31%	-	31%	40%	31%	-	-	-	-	-	-	36%	22%	30%	30%	28%
												M				
5 to 10 million	24%	-	24%	34%	11%	-	-	-	-	-	-	22%	27%	31%	23%	26%
				E												
10 million+	21%	-	21%	19%	51%	-	-	-	-	-	-	18%	27%	16%	22%	23%
				D												
NA/DK/REF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NO ANSWER	19%	-	19%	-	3%	-	-	-	-	-	-	18%	21%	18%	20%	17%

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q6. [IF PRIVATE EMPLOYEE] What is the primary nature of your company s business activity or activities?

	LIST		REGION		W/IN PUB		W/IN LOCAL GOVT				PRIV TYPE		PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff	PubWk Ec Dv	R.E. Devt	Othr	Res Rent	Res Sale	Comm	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	-	100%	100%	100%	-	-	-	-	-	-	100%	100%	100%	100%	100%
Real estate development or property company	67%	-	67%	68%	66%	-	-	-	-	-	-	100%	-	63%	68%	55%
Equity investor or investment manager	14%	-	14%	12%	17%	-	-	-	-	-	-	-	42%	14%	10%	19%
Lender	5%	-	5%	8%	-	-	-	-	-	-	-	-	16%	8%	6%	7%
Real estate services company (management, advisory, accounting, brokerage, etc.)	12%	-	12%	9%	17%	-	-	-	-	-	-	-	36%	14%	13%	17%
Other	2%	-	2%	2%	-	-	-	-	-	-	-	-	6%	2%	3%	3%
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q7. Check the real estate sectors on which your company focuses.

	LIST		REGION		W/IN PUB		W/IN LOCAL GOVT				PRIV TYPE		PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local	Othr	Elctd	Staff	Trans	Plan	R.E.	Res	Res	Comm	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	-	100%	100%	100%	-	-	-	-	-	-	100%	100%	100%	100%	100%
Residential for rent	44%	-	44%	49%	23%	-	-	-	-	-	-	41%	49%	100%	55%	57%
				E									OP			
Residential for sale	46%	-	46%	42%	60%	-	-	-	-	-	-	47%	45%	58%	100%	52%
				D										NP		
Office	57%	-	57%	58%	60%	-	-	-	-	-	-	47%	78%	75%	65%	100%
												L			NO	
Retail	50%	-	50%	52%	46%	-	-	-	-	-	-	44%	63%	59%	57%	67%
												L				
Hotel and lodging	32%	-	32%	32%	37%	-	-	-	-	-	-	26%	45%	48%	44%	50%
												L				
Industrial	28%	-	28%	30%	23%	-	-	-	-	-	-	18%	48%	36%	28%	44%
												L			O	
Land	33%	-	33%	35%	29%	-	-	-	-	-	-	32%	34%	33%	40%	40%
Health care/municipal/public buildings (VOL)	3%	-	3%	3%	-	-	-	-	-	-	-	2%	4%	3%	3%	3%
Mixed use/planned communities (VOL)	4%	-	4%	5%	-	-	-	-	-	-	-	6%	1%	1%	-	3%
												m				
Infrastructure (VOL)	3%	-	3%	4%	3%	-	-	-	-	-	-	3%	1%	2%	2%	3%
Other	3%	-	3%	2%	-	-	-	-	-	-	-	1%	7%	2%	2%	3%
												l				
NO ANSWER	*%	-	*%	-	-	-	-	-	-	-	-	-	1%	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q9. [PUBLIC]Where are you located/[PRIVATE]Where is your firm involved in real estate activities?

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT				PRIV TYPE		PRIVATE SECTOR		
	TOTAL	Public	Privt	US	Glbl	Local	Othr	Elctd	Staff	PubWk	Ec	Pln	R.E.	Res	Res	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
United States	87%	90%	85%	99% E	14%	88%	97% FHF	86%	91%	87%	89%	85%	84%	94% OP	78%	85%
Canada	6%	4%	8% b	3%	22% D	4%	3%	5%	3%	6%	4%	2%	19% L	13%	6%	10%
Other North America	2%	*%	5% B	2%	7%	*%	-	1%	-	1%	1%	1%	12% L	5%	5%	7%
Europe	10%	2%	19% B	5%	38% D	3%	-	2%	3%	3%	2%	13%	31% L	25%	19%	26%
South America	*%	-	1%	*%	-	-	-	-	-	-	-	-	3%	1%	1%	2%
Asia/Pacific and/or Australia	9%	2%	18% B	3%	52% D	2%	-	3%	2%	3%	2%	16%	24%	14%	24% n	23% n
Middle East/Africa	2%	*%	3% B	1%	7% d	*%	-	-	1%	1%	-	2%	6%	3%	3%	5%
NO ANSWER	2%	1%	2%	1%	5%	1%	-	2%	1%	1%	2%	2%	3%	-	3%	2%

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q10a. Quality of infrastructure, including transportation, utilities, telecommunications, etc...In your experience, how important are the following factors in influencing where [PUBLIC: companies make/Private: your company makes] real estate investments

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT			PRIV TYPE		PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local	Othr	Elctd	Staff	Trans	Plan	R.E.	Res	Res	Comm	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	2%	2%	1%	2%	2%	2%	-	1%	2%	3%	1%	1%	1%	1%	2%	1%
Not a factor at all	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Not very important	1%	-	2%	1%	3%	-	-	-	-	-	-	1%	3%	2%	1%	1%
Somewhat important	9%	8%	11%	9%	7%	9%	-	10%	8%	12%	8%	10%	12%	14%	12%	13%
Very important	50%	51%	50%	51%	52%	54%	30%	51%	56%	50%	56%	51%	49%	52%	49%	50%
						GG		G	G							
A top consideration	38%	40%	36%	37%	36%	35%	70%	39%	33%	35%	35%	37%	34%	31%	35%	36%
							FHIF									
NET VERY/TOP	88%	90%	86%	88%	88%	89%	100%	89%	90%	86%	91%	87%	84%	83%	85%	85%
							FHIF									
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q10b. Quality of government, including transparency, accountability, and service...In your experience, how important are the following factors in influencing where [PUBLIC: companies make/Private: your company makes] real estate investments

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT		PRIV TYPE			PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff PubWk	Ec Dv	Plan R.E.	Devt	Othr	Res Rent	Res Sale	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	2%	3%	2%	3%	3%	3%	-	2%	5%	5%	2%	1%	3%	1%	3%	2%
Not a factor at all	1%	*%	1%	1%	-	*%	-	-	1%	-	1%	1%	-	2%	1%	1%
Not very important	5%	5%	5%	5%	3%	5%	3%	3%	7%	3%	5%	5%	6%	7%	3%	5%
Somewhat important	32%	39%	23%	34%	22%	41%	27%	28%	50%	37%	42%	22%	27%	20%	24%	23%
		C		e		H			GH							
Very important	44%	42%	46%	43%	53%	41%	48%	53%	32%	45%	41%	52%	34%	47%	47%	45%
								fI				M				
A top consideration	16%	11%	22%	14%	17%	9%	21%	14%	5%	11%	10%	18%	30%	23%	22%	23%
			B				I	I					l			
NET VERY/TOP	60%	53%	68%	57%	71%	50%	70%	67%	37%	55%	51%	70%	64%	69%	69%	69%
			B		D	I	FIF	FI								
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP
 Independent T-Test for Means (equal variances), Independent Z-Test for Percentages
 Upper case letters indicate significance at the 95% level.
 Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q9c. Quality of schools...In your experience, how important are the following factors in influencing where [PUBLIC: companies make/Private: your company makes] real estate investments

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT				PRIV TYPE		PRIVATE SECTOR		
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff	PubWk	Ec Dv	Plan R.E.	Devt	Othr	Res Rent	Res Sale
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	3%	3%	2%	3%	3%	3%	6%	1%	5%	4%	2%	2%	3%	1%	2%	2%
Not a factor at all	3%	1%	6% B	3%	3%	*%	3%	-	-	-	-	5%	6%	3%	2%	4%
Not very important	6%	6%	5%	5%	9%	6%	9%	5%	5%	5%	6%	6%	3%	2%	1%	3%
Somewhat important	30%	27%	32%	28%	41% d	28%	21%	25%	32%	27%	29%	31%	36%	38%	30%	35%
Very important	36%	39%	33%	36%	41%	41%	30%	43%	41%	39%	43%	31%	36%	36%	34%	41%
A top consideration	22%	23%	22%	25% E	2%	22%	30%	26%	18%	24%	20%	25%	16%	19%	30% nP	15%
NET VERY/TOP	59%	62% c	54%	61% E	43%	63%	61%	69%	58%	64%	63%	56%	52%	56%	65%	56%
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q10d. Availability of recreation and cultural attractions...In your experience, how important are the following factors in influencing where [PUBLIC: companies make/Private: your company makes] real estate investments

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT				PRIV TYPE		PRIVATE SECTOR		
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff	PubWk	Ec	Pln Dv	R.E. Devt	Othr	Res Rent	Res Sale
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	2%	3%	2%	3%	2%	3%	3%	2%	4%	4%	2%	1%	4%	1%	2%	2%
Not a factor at all	2%	-	3%	1%	-	-	-	-	-	-	-	2%	4%	2%	-	3%
Not very important	8%	8%	7%	7%	14%	9%	6%	9%	7%	8%	8%	6%	9%	2%	2%	4%
Somewhat important	35%	37%	32%	36%	36%	36%	42%	32%	42%	30%	36%	28%	39%	39%	33%	37%
Very important	42%	42%	42%	41%	41%	42%	42%	46%	39%	47%	44%	47%	33%	47%	49%	45%
												M				
A top consideration	12%	10%	14%	13%	7%	10%	6%	11%	8%	10%	10%	16%	10%	9%	13%	9%
NET VERY/TOP	54%	52%	56%	53%	48%	52%	48%	57%	47%	57%	54%	63%	43%	56%	62%	54%
												M				
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q10e. Tax structure, including development incentives, ongoing tax burden, etc....In your experience, how important are the following factors in influencing where [PUBLIC: companies make/Private: your company makes] real estate investments

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT				PRIV TYPE		PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff	PubWk	Ec Dv	Plan R.E.	Devt	Othr	Res Rent	Res Sale	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)	
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	2%	2%	2%	2%	2%	2%	-	2%	2%	3%	1%	1%	4%	2%	2%	3%	
Not a factor at all	*%	-	1%	*%	-	-	-	-	-	-	-	1%	1%	2%	1%	2%	
Not very important	6%	2%	11%	6%	2%	1%	3%	2%	1%	2%	2%	12%	10%	17%	12%	9%	
			B	E										P			
Somewhat important	28%	23%	33%	27%	31%	25%	12%	25%	25%	22%	24%	33%	33%	30%	30%	32%	
			B			GG		g	g								
Very important	42%	46%	38%	41%	55%	45%	52%	44%	48%	42%	48%	40%	34%	34%	35%	40%	
					D												
A top consideration	21%	28%	14%	24%	10%	27%	33%	27%	24%	31%	25%	13%	16%	15%	19%	15%	
		C		E													
NET VERY/TOP	64%	73%	52%	64%	66%	72%	85%	71%	72%	73%	73%	53%	51%	49%	55%	55%	
		C					fhif										
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q10f. Regulations that encourage or discourage development...In your experience, how important are the following factors in influencing where [PUBLIC: companies make/Private: your company makes] real estate investments

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT				PRIV TYPE		PRIVATE SECTOR		
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff	PubWk	Ec Dv	Plan R.E.	Devt	Othr	Res Rent	Res Sale
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	2%	2%	2%	2%	2%	2%	-	1%	4%	4%	1%	1%	3%	1%	2%	2%
Not a factor at all	*%	-	1%	*%	-	-	-	-	-	-	-	-	1%	-	-	1%
Not very important	2%	3%	2%	3%	2%	3%	3%	1%	5%	2%	3%	1%	3%	2%	1%	3%
Somewhat important	22%	25%	18%	23%	16%	26%	15%	24%	27%	24%	27%	17%	21%	25%	17%	23%
Very important	48%	48%	47%	48%	50%	47%	58%	49%	47%	44%	49%	47%	48%	44%	45%	44%
A top consideration	26%	22%	30%	24%	31%	22%	24%	25%	18%	26%	20%	33%	24%	27%	34%	27%
NET VERY/TOP	73%	70%	77%	72%	81%	68%	82%	74%	65%	70%	70%	80%	72%	72%	80%	71%
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q10g. Availability of a skilled workforce...In your experience, how important are the following factors in influencing where [PUBLIC: companies make/Private: your company makes] real estate investments

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT				PRIV TYPE		PRIVATE SECTOR		
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff	PubWk	Ec Dv	Plan R.E.	Devt	Othr	Res Rent	Res Sale
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	2%	2%	2%	2%	5%	1%	3%	1%	1%	2%	1%	2%	3%	3%	5%	2%
Not a factor at all	1%	*%	2%	*%	2%	*%	-	1%	-	1%	1%	2%	1%	2%	1%	3%
Not very important	4%	3%	6%	4%	5%	3%	3%	1%	3%	2%	2%	7%	4%	3%	3%	2%
Somewhat important	15%	6%	26%	14%	19%	6%	6%	8%	5%	7%	6%	28%	24%	24%	29%	25%
Very important	41%	40%	43%	40%	47%	41%	33%	40%	44%	39%	40%	42%	43%	41%	41%	45%
A top consideration	36%	49%	21%	40%	22%	48%	55%	49%	48%	50%	51%	19%	24%	26%	20%	23%
NET VERY/TOP	77%	89%	63%	80%	69%	89%	88%	89%	92%	89%	91%	61%	67%	67%	61%	69%
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q10h. Consumer demand....In your experience, how important are the following factors in influencing where [PUBLIC: companies make/Private: your company makes] real estate investments

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT				PRIV TYPE		PRIVATE SECTOR		
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff	PubWk	Ec Dv	Plan R.E. Devt	Othr	Res Rent	Res Sale	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	4%	5%	2%	4%	3%	5%	3%	6%	5%	7%	4%	2%	1%	1%	3%	3%
Not a factor at all	1%	*%	1%	1%	-	-	3%	-	-	-	-	-	3%	1%	1%	2%
Not very important	1%	2%	-	1%	-	1%	3%	2%	1%	3%	2%	-	-	-	-	-
Somewhat important	11%	15%	6%	11%	10%	16%	12%	18%	15%	13%	18%	3%	13%	6%	4%	9%
Very important	32%	41%	21%	34%	31%	39%	52%	44%	34%	42%	39%	19%	25%	18%	14%	26%
A top consideration	51%	37%	69%	49%	55%	38%	27%	29%	45%	36%	37%	75%	57%	74%	77%	61%
NET VERY/TOP	84%	78%	91%	83%	86%	77%	79%	73%	80%	78%	76%	95%	82%	92%	91%	87%
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q11a. Sufficient, well-maintained roads and bridges...And in your experience, how important are the following infrastructure-related factors in influencing where [PUBLIC: companies make/PRIVATE: your company makes] real estate investments?

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT			PRIV TYPE		PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff	PubWk	Ec Dv	R.E. Devt	Othr	Res Rent	Res Sale	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	2%	2%	2%	2%	5%	2%	-	2%	3%	3%	2%	1%	3%	1%	3%	3%
Not a factor at all	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Not very important	2%	2%	3%	3%	2%	2%	-	2%	2%	3%	2%	4%	1%	5%	5%	2%
Somewhat important	24%	22%	27%	24%	24%	24%	12%	16%	27%	18%	22%	25%	31%	31%	28%	29%
Very important	47%	50%	43%	47%	47%	50%	52%	60%	43%	52%	53%	45%	40%	41%	38%	44%
A top consideration	24%	24%	24%	24%	22%	23%	36%	19%	26%	24%	21%	25%	24%	23%	26%	23%
NET VERY/TOP	71%	74%	67%	71%	69%	72%	88%	80%	69%	76%	74%	69%	64%	64%	63%	67%
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q11b. Sufficient, well-maintained bicycle infrastructure...And in your experience, how important are the following infrastructure-related factors in influencing where [PUBLIC: companies make/PRIVATE: your company makes] real estate investments?

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT			PRIV TYPE		PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff	Trans PubWk	Plan Ec Dv	R.E. Devt	Othr	Res Rent	Res Sale	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	3%	4%	2%	3%	2%	3%	6%	2%	5%	4%	3%	1%	3%	1%	3%	1%
Not a factor at all	10%	8%	11%	10%	10%	9%	3%	13%	6%	10%	10%	12%	10%	7%	10%	6%
Not very important	32%	34%	30%	32%	34%	33%	39%	30%	36%	32%	33%	31%	25%	30%	26%	34%
Somewhat important	40%	39%	41%	38%	43%	38%	42%	34%	42%	34%	40%	38%	46%	47%	43%	42%
Very important	13%	12%	14%	13%	10%	13%	6%	18%	6%	16%	11%	15%	12%	13%	15%	17%
A top consideration	3%	4%	2%	3%	-	4%	3%	2%	5%	4%	4%	2%	3%	3%	3%	1%
NET VERY/TOP	16%	15%	16%	17%	10%	16%	9%	20%	11%	20%	15%	17%	15%	16%	18%	17%
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q11c. Sufficient, well-maintained sidewalks and pedestrian infrastructure...And in your experience, how important are the following infrastructure-related factors in influencing where [PUBLIC: companies make/PRIVATE: your company makes] real estate investm

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT		PRIV TYPE			PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff	Trans PubWk	Plan Ec Dv	R.E. Devt	Othr	Res Rent	Res Sale	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	2%	2%	2%	2%	3%	2%	6%	1%	3%	3%	1%	1%	3%	1%	2%	2%
Not a factor at all	2%	2%	3%	3%	2%	1%	3%	2%	1%	3%	2%	3%	3%	2%	2%	2%
Not very important	13%	17%	9%	15%	14%	17%	18%	14%	19%	14%	16%	7%	12%	7%	8%	7%
Somewhat important	40%	43%	36%	41%	38%	44%	39%	37%	50%	43%	47%	37%	34%	36%	34%	39%
Very important	32%	29%	35%	28%	36%	29%	30%	38%	23%	30%	29%	35%	36%	40%	40%	37%
A top consideration	11%	7%	15%	11%	7%	7%	3%	9%	5%	8%	5%	17%	12%	14%	14%	14%
NET VERY/TOP	42%	36%	50%	39%	43%	36%	33%	46%	28%	38%	35%	52%	48%	53%	54%	50%
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP
 Independent T-Test for Means (equal variances), Independent Z-Test for Percentages
 Upper case letters indicate significance at the 95% level.
 Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q11d. Sufficient public transit services (bus and/or rail)...And in your experience, how important are the following infrastructure-related factors in influencing where [PUBLIC: companies make/PRIVATE: your company makes] real estate investments?

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT			PRIV TYPE		PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local	Othr	Elctd	Staff	PubWk	Ec Dv	R.E.	Res	Res	Comm	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	2%	2%	2%	3%	2%	2%	3%	1%	4%	3%	1%	1%	4%	1%	2%	1%
Not a factor at all	1%	1%	2%	1%	-	*	3%	-	1%	1%	1%	3%	-	-	-	-
Not very important	13%	12%	14%	14%	9%	12%	15%	12%	11%	13%	12%	15%	10%	7%	12%	9%
Somewhat important	37%	42%	30%	40%	17%	43%	36%	41%	46%	38%	47%	31%	28%	28%	32%	27%
Very important	31%	31%	31%	29%	41%	30%	33%	32%	28%	32%	28%	30%	33%	38%	30%	38%
A top consideration	16%	12%	21%	13%	31%	13%	9%	14%	10%	13%	11%	20%	24%	26%	24%	25%
NET VERY/TOP	47%	43%	52%	42%	72%	43%	42%	46%	38%	45%	39%	50%	57%	64%	54%	63%
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q11e. Sufficient parking...And in your experience, how important are the following infrastructure-related factors in influencing where [PUBLIC: companies make/PRIVATE: your company makes] real estate investments?

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT				PRIV TYPE		PRIVATE SECTOR		
	TOTAL	Public	Privt	US	Glbl	Local	Othr	Elctd	Trans	Plan	R.E.	Othr	Res	Res	Comm	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	3%	4%	2%	4%	2%	3%	6%	3%	4%	4%	2%	1%	4%	3%	4%	3%
Not a factor at all	1%	*%	2%	1%	3%	*%	-	1%	-	1%	1%	2%	1%	1%	3%	1%
Not very important	8%	7%	10%	7%	12%	7%	6%	6%	6%	7%	7%	13%	4%	7%	11%	6%
												M				
Somewhat important	27%	29%	24%	26%	33%	29%	30%	27%	29%	28%	26%	23%	27%	28%	32%	24%
Very important	44%	45%	42%	46%	38%	44%	55%	48%	44%	46%	48%	42%	42%	45%	42%	43%
A top consideration	17%	15%	19%	17%	12%	17%	3%	14%	18%	14%	16%	19%	21%	15%	8%	22%
						GG		G	G							O
NET VERY/TOP	60%	60%	61%	63%	50%	61%	58%	62%	61%	61%	64%	60%	63%	60%	49%	65%
				e												O
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q11f. Available car sharing or other new mobility services...And in your experience, how important are the following infrastructure-related factors in influencing where [PUBLIC: companies make/PRIVATE: your company makes] real estate investments?

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT		PRIV TYPE			PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff PubWk	Ec Dv	Plan R.E.	Dev't	Othr	Res Rent	Res Sale	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	4%	6%	2%	5%	2%	6%	3%	4%	8%	5%	5%	1%	4%	2%	3%	2%
			c													
Not a factor at all	14%	14%	15%	14%	14%	14%	9%	12%	17%	10%	16%	16%	13%	10%	16%	10%
Not very important	39%	41%	37%	41%	38%	40%	48%	32%	44%	40%	41%	41%	28%	36%	39%	42%
									h			m				
Scemewhat important	31%	30%	32%	29%	33%	29%	33%	38%	24%	34%	30%	29%	37%	38%	29%	31%
								I								
Very important	8%	7%	9%	8%	12%	8%	6%	13%	4%	9%	6%	10%	9%	9%	11%	11%
								I								
A top consideration	3%	2%	4%	3%	2%	2%	-	1%	3%	2%	2%	2%	7%	5%	2%	3%
NET VERY/TOP	11%	10%	13%	11%	14%	10%	6%	14%	6%	11%	8%	12%	16%	14%	13%	15%
								i								
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q11g. Good passenger connections to other cities via airplane, train, intercity bus, etc....And in your experience, how important are the following infrastructure-related factors in influencing where [PUBLIC: companies make/PRIVATE: your company makes] rea

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT		PRIV TYPE			PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff PubWk	Ec Dv	R.E. Devt	Othr	Res Rent	Res Sale	Comm	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	2%	3%	1%	2%	2%	3%	-	2%	5%	4%	4%	1%	1%	1%	2%	1%
Not a factor at all	2%	1%	3%	2%	-	1%	-	-	2%	1%	1%	3%	3%	1%	-	2%
Not very important	5%	3%	7% b	5%	7%	4%	-	3%	4%	3%	4%	7%	6%	9% p	6%	3%
Somewhat important	28%	26%	31%	29% E	17%	26%	24%	20%	32% h	24%	27%	34%	27%	27%	32%	30%
Very important	42%	46% c	37%	42%	47%	46%	45%	54% I	40%	51%	46%	37%	37%	39%	42%	46%
A top consideration	21%	20%	21%	20%	28%	19%	30%	20%	18%	17%	19%	19%	25%	23%	17%	19%
NET VERY/TOP	63%	66% c	58%	61%	74% D	65%	76% I	74% fI	57%	68%	65%	56%	63%	61%	59%	65%
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q11h. Good freight infrastructure including ports and rail...And in your experience, how important are the following infrastructure-related factors in influencing where [PUBLIC: companies make/PRIVATE: your company makes] real estate investments?

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT		PRIV TYPE			PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff PubWk	Ec Dv	Plan R.E. Devt	Othr	Res Rent	Res Sale	Comm	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	3%	4%	2%	3%	3%	5%	-	4%	6%	5%	5%	1%	4%	2%	3%	2%
Not a factor at all	6%	2%	11%	5%	3%	2%	-	2%	2%	3%	2%	16%	1%	9%	13%	7%
Not very important	19%	9%	30%	18%	17%	9%	9%	5%	11%	9%	8%	31%	27%	31%	31%	25%
Scemwhat important	28%	26%	30%	27%	26%	27%	18%	25%	32%	27%	29%	28%	33%	34%	29%	35%
Very important	30%	39%	19%	30%	45%	38%	45%	44%	34%	39%	40%	18%	21%	17%	18%	23%
A top consideration	14%	19%	8%	16%	5%	18%	27%	19%	15%	17%	15%	6%	13%	7%	5%	8%
NET VERY/TOP	44%	59%	27%	46%	50%	56%	73%	63%	49%	56%	56%	24%	34%	24%	24%	31%
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q111. High quality water and wastewater systems...And in your experience, how important are the following infrastructure-related factors in influencing where [PUBLIC: companies make/PRIVATE: your company makes] real estate investments?

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT		PRIV TYPE			PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local	Othr	Elctd	Staff	Trans	Plan	R.E.	Res	Res	Comm	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	2%	2%	2%	2%	2%	3%	-	2%	4%	5%	2%	1%	4%	1%	3%	2%
Not a factor at all	1%	*%	1%	1%	-	*%	-	-	1%	1%	-	1%	1%	3%	1%	3%
Not very important	5%	5%	5%	6%	2%	4%	6%	5%	4%	3%	4%	4%	6%	6%	2%	3%
Somewhat important	31%	33%	28%	30%	38%	31%	42%	27%	34%	30%	31%	28%	30%	22%	29%	25%
Very important	43%	43%	43%	43%	40%	43%	42%	48%	39%	38%	46%	43%	43%	48%	41%	49%
A top consideration	18%	17%	19%	17%	19%	18%	9%	17%	19%	23%	18%	22%	15%	20%	24%	18%
NET VERY/TOP	61%	60%	62%	60%	59%	61%	52%	66%	57%	61%	63%	65%	58%	68%	65%	67%
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q11j. Strong telecommunications systems and connectivity...And in your experience, how important are the following infrastructure-related factors in influencing where [PUBLIC: companies make/PRIVATE: your company makes] real estate investments?

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT		PRIV TYPE			PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local	Othr	Elctd	Staff	Trans	Plan	R.E.	Res	Res	Comm	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	2%	2%	1%	2%	2%	3%	-	1%	5%	5%	2%	1%	1%	2%	2%	1%
Not a factor at all	*%	*%	*%	1%	-	*%	-	-	1%	1%	-	-	1%	-	-	-
Not very important	2%	1%	3%	2%	2%	*%	3%	-	1%	-	1%	3%	3%	2%	3%	3%
			b													
Somewhat important	21%	18%	23%	20%	26%	19%	15%	15%	19%	16%	18%	24%	22%	23%	19%	21%
Very important	48%	51%	43%	51%	36%	51%	52%	63%	44%	53%	53%	43%	45%	42%	48%	48%
		c		E				FI								
A top consideration	27%	27%	28%	25%	34%	26%	30%	20%	31%	25%	26%	29%	27%	31%	27%	28%
								h								
NET VERY/TOP	75%	78%	71%	75%	71%	77%	82%	84%	74%	78%	79%	72%	72%	73%	75%	76%
								i								
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q11k. Clean air....And in your experience, how important are the following infrastructure-related factors in influencing where [PUBLIC: companies make/PRIVATE: your company makes] real estate investments?

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT				PRIV TYPE		PRIVATE SECTOR		
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff	PubWk	Ec Dv	Plan R.E.	Devt	Othr	Res Rent	Res Sale
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	3%	3%	3%	3%	2%	3%	3%	2%	4%	3%	2%	3%	3%	1%	3%	1%
Not a factor at all	4%	3%	5%	4%	5%	3%	3%	2%	4%	4%	3%	6%	4%	2%	4%	3%
Not very important	10%	13%	7%	12%	9%	14%	6%	10%	17%	14%	13%	7%	6%	8%	6%	5%
		c							g							
Somewhat important	38%	46%	28%	42%	26%	46%	48%	45%	50%	47%	49%	28%	30%	31%	29%	32%
		C		E												
Very important	32%	25%	39%	28%	47%	24%	33%	30%	17%	18%	23%	40%	39%	39%	42%	43%
			B		D		i	I								
A top consideration	13%	10%	17%	11%	12%	10%	6%	11%	9%	13%	10%	16%	18%	19%	15%	16%
			B													
NET VERY/TOP	44%	35%	56%	40%	59%	34%	39%	41%	26%	32%	33%	56%	57%	58%	57%	59%
			B		D			I								
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q11L. Reliable and affordable energy...And in your experience, how important are the following infrastructure-related factors in influencing where [PUBLIC: companies make/Private: your company makes] real estate investments?

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT				PRIV TYPE		PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff	PubWk	Ec Dv	Plan R.E.	Dev	Othr	Res Rent	Res Sale	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)	
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	2%	3%	1%	3%	2%	4%	-	3%	4%	3%	2%	1%	3%	1%	2%	1%	
Not a factor at all	1%	1%	1%	1%	-	1%	-	-	2%	1%	1%	1%	-	2%	-	1%	
Not very important	5%	2%	8%	4%	5%	2%	3%	2%	2%	2%	2%	8%	6%	7%	8%	3%	
			B														
Somewhat important	26%	22%	30%	26%	22%	23%	15%	22%	24%	23%	23%	28%	33%	33%	30%	30%	
			b														
Very important	44%	45%	43%	43%	48%	43%	55%	49%	40%	45%	44%	46%	36%	41%	45%	47%	
A top consideration	23%	27%	17%	22%	22%	27%	27%	24%	29%	27%	27%	15%	22%	16%	15%	18%	
			C														
NET VERY/TOP	66%	72%	60%	66%	71%	70%	82%	73%	69%	71%	72%	61%	58%	57%	60%	65%	
			C				i										
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q11m. Sufficient parks and open space....And in your experience, how important are the following infrastructure-related factors in influencing where [PUBLIC: companies make/PRIVATE: your company makes] real estate investments?

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT				PRIV TYPE		PRIVATE SECTOR		
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff	PubWk	Ec Dv	Plan R.E.	Dev	Othr	Res Rent	Res Sale
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	3%	5%	1%	4%	2%	4%	9%	1%	6%	4%	2%	1%	3%	1%	2%	1%
		c							H							
Not a factor at all	3%	2%	4%	2%	3%	2%	-	-	4%	2%	2%	4%	4%	1%	1%	3%
Not very important	14%	18%	9%	15%	12%	17%	24%	14%	19%	14%	17%	10%	6%	5%	2%	7%
		C													O	
Somewhat important	36%	40%	32%	35%	41%	41%	33%	37%	46%	39%	42%	27%	42%	34%	33%	37%
		c											L			
Very important	37%	31%	43%	36%	36%	31%	33%	40%	22%	34%	32%	46%	37%	50%	47%	45%
			B			i		I								
A top consideration	8%	5%	11%	7%	5%	6%	-	9%	3%	7%	6%	13%	7%	9%	14%	7%
			B					i								
NET VERY/TOP	44%	36%	54%	44%	41%	37%	33%	48%	25%	41%	37%	59%	45%	59%	61%	52%
			B			I		fI				m				
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q10n. Quality health care facilities such as hospitals and medical providers...And in your experience, how important are the following infrastructure-related factors in influencing where [PUBLIC: companies make/PRIVATE: your company makes] real estate inv

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT		PRIV TYPE			PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff PubWk	Ec Dv	Plan R.E. Devt	Othr	Res Rent	Res Sale	Comm	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	4%	5%	2%	4%	3%	5%	6%	2%	7%	5%	4%	2%	1%	1%	3%	1%
		c							h							
Not a factor at all	1%	-	2%	1%	2%	-	-	-	-	-	-	4%	-	-	-	1%
Not very important	9%	9%	8%	9%	10%	9%	9%	8%	8%	6%	8%	7%	7%	7%	3%	7%
Somewhat important	40%	44%	37%	41%	41%	43%	48%	39%	48%	45%	42%	35%	40%	38%	42%	35%
Very important	37%	36%	38%	37%	36%	37%	33%	42%	33%	36%	40%	40%	34%	43%	40%	46%
A top consideration	9%	6%	13%	9%	7%	6%	3%	10%	3%	8%	6%	11%	16%	11%	12%	10%
			B					I								
NET VERY/TOP	46%	42%	51%	46%	43%	43%	36%	52%	36%	45%	46%	51%	51%	55%	52%	57%
			b					I								
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q12a. Roads and bridges...Thinking about the city or metropolitan area where [PUBLIC: you work PRIVATE:your own work is most concentrated (the place you identified above)], how would you rate the current quality of the following aspects of its infrastru

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT			PRIV TYPE		PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local	Othr	Elctd	Staff	PubWk	Ec Dv	R.E.	Othr	Res	Res	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	1%	1%	1%	1%	-	1%	-	1%	-	1%	1%	-	4%	2%	2%	3%
Very poor	2%	1%	2%	2%	2%	1%	-	2%	1%	1%	1%	2%	1%	1%	3%	2%
Poor	9%	10%	9%	10%	3%	10%	9%	15%	6%	9%	8%	8%	12%	11%	10%	10%
				E				I								
Moderate	28%	24%	33%	30%	22%	24%	30%	20%	25%	22%	23%	34%	30%	40%	34%	39%
				b												
Good	44%	45%	43%	43%	41%	45%	45%	46%	45%	46%	47%	43%	40%	40%	38%	37%
Very good	16%	19%	12%	14%	31%	20%	15%	15%	23%	21%	19%	12%	12%	6%	13%	10%
		C			D										n	
NET GOOD/VERY GOOD	60%	64%	54%	58%	72%	65%	61%	61%	69%	67%	67%	55%	52%	45%	51%	47%
		C			D											
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP
 Independent T-Test for Means (equal variances), Independent Z-Test for Percentages
 Upper case letters indicate significance at the 95% level.
 Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q12b. Bicycle infrastructure...Thinking about the city or metropolitan area where [PUBLIC: you work PRIVATE:your own work is most concentrated (the place you identified above)], how would you rate the current quality of the following aspects of its infrast

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT				PRIV TYPE		PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff	PubWk	Ec Dv	Trans Plan	R.E. Devt	Othr	Res Rent	Res Sale	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)	
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	2%	1%	2%	1%	2%	1%	-	2%	1%	3%	1%	1%	4%	1%	1%	3%	
Very poor	6%	5%	8%	5%	17% D	4%	9%	5%	4%	2%	3%	6%	12%	6%	8%	9%	
Poor	14%	14%	14%	14%	16%	13%	15%	13%	13%	8%	15% j	15%	13%	11%	16%	14%	
Moderate	39%	39%	40%	40%	33%	38%	42%	34%	45%	43%	40%	40%	39%	36%	40%	38%	
Good	27%	28%	26%	28%	24%	29%	21%	34%	24%	32%	27%	27%	24%	34%	27%	29%	
Very good	12%	13%	10%	12%	9%	13%	12%	11%	13%	13%	13%	11%	7%	11%	9%	7%	
NET GOOD/VERY GOOD	39%	41%	36%	40%	33%	43%	33%	45%	37%	45%	40%	38%	31%	45%	35%	36%	
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP
 Independent T-Test for Means (equal variances), Independent Z-Test for Percentages
 Upper case letters indicate significance at the 95% level.
 Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q12c. Sidewalks and pedestrian infrastructure...Thinking about the city or metropolitan area where [PUBLIC: you work PRIVATE:your own work is most concentrated (the place you identified above)], how would you rate the current quality of the following aspect

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT				PRIV TYPE		PRIVATE SECTOR		
	TOTAL	Public	Privt	US	Glbl	Local	Othr	Elctd	Trans	Plan	R.E.	Res	Res	Res	Res	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	2%	1%	2%	1%	2%	1%	-	2%	1%	2%	2%	2%	3%	2%	2%	3%
Very poor	3%	2%	3%	2%	9% d	3%	-	3%	3%	3%	2%	3%	4%	1%	5%	2%
Poor	11%	12%	9%	10%	17%	11%	21%	11%	9%	8%	8%	7%	12%	8%	10%	10%
Moderate	34%	35%	32%	36% E	22%	35%	39%	38%	32%	36%	36%	34%	28%	30%	27%	33%
Good	37%	36%	38%	36%	38%	37%	33%	37%	38%	35%	39%	39%	36%	42%	43%	38%
Very good	14%	13%	15%	14%	12%	14%	6%	10%	17% g	16%	13%	14%	16%	17%	13%	15%
NET GOOD/VERY GOOD	51%	49%	53%	50%	50%	50%	39%	46%	55%	51%	52%	53%	52%	59%	56%	53%
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q12d. Public transit services (bus and/or rail)...Thinking about the city or metropolitan area where [PUBLIC: you work PRIVATE:your own work is most concentrated (the place you identified above)], how would you rate the current quality of the following asp

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT		PRIV TYPE			PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff	Trans PubWk	Plan Ec Dv	R.E. Devt	Othr	Res Rent	Res Sale	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	1%	*	1%	*	-	*	-	1%	-	1%	1%	-	3%	1%	1%	2%
Very poor	3%	3%	3%	4%	2%	3%	6%	2%	4%	3%	2%	4%	3%	-	2%	1%
Poor	15%	15%	15%	16%	10%	15%	12%	17%	14%	16%	16%	16%	13%	9%	16%	17% n
Moderate	33%	35%	30%	34% E	21%	35%	36%	30%	39%	34%	36%	31%	28%	33%	28%	32%
Good	32%	33%	31%	31%	43% d	33%	30%	40% i	29%	30%	34%	31%	30%	33%	33%	23%
Very good	16%	14%	20% b	15%	24%	13%	15%	10%	15%	15%	11%	19%	22%	24%	19%	24%
NET GOOD/VERY GOOD	48%	46%	50%	45%	67% D	47%	45%	49%	44%	45%	45%	50%	52%	57%	53%	48%
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q12e. Parking...Thinking about the city or metropolitan area where [PUBLIC: you work PRIVATE:your own work is most concentrated (the place you identified above)], how would you rate the current quality of the following aspects of its infrastructure?

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT			PRIV TYPE		PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local	Othr	Elctd	Staff	PubWk	Ec Dv	R.E.	Othr	Res	Res	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	2%	*	3%	1%	-	*	-	-	1%	-	1%	1%	6%	3%	2%	3%
			B													
Very poor	1%	1%	1%	1%	2%	1%	-	1%	1%	-	1%	1%	1%	-	-	1%
Poor	8%	4%	13%	5%	28%	4%	-	6%	1%	3%	4%	15%	10%	7%	20%	13%
			B		D	I		I							N	
Moderate	25%	23%	27%	24%	31%	25%	15%	29%	19%	24%	24%	28%	24%	28%	28%	25%
								gi								
Good	48%	54%	41%	53%	26%	50%	76%	48%	56%	50%	53%	39%	45%	45%	37%	41%
		C		E			FHIF									
Very good	16%	18%	14%	16%	14%	20%	9%	15%	23%	23%	18%	15%	13%	16%	13%	17%
						gg			G							
NET GOOD/VERY GOOD	64%	72%	55%	69%	40%	70%	85%	63%	79%	73%	71%	54%	58%	61%	49%	57%
		C		E			FHF		fH							
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q12f. Car sharing/new mobility services...Thinking about the city or metropolitan area where [PUBLIC: you work
PRIVATE:your own work is most concentrated (the place you identified above)], how would you rate the current quality of
the following aspects of

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT			PRIV TYPE		PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local	Othr	Elctd	Staff	PubWk	Ec Dv	R.E.	Othr	Res	Res	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	7%	4%	10%	7%	5%	3%	6%	3%	4%	3%	3%	10%	12%	6%	6%	10%
			B													
Very poor	10%	11%	8%	9%	16%	12%	6%	9%	15%	8%	12%	7%	10%	3%	9%	10%
																N
Poor	27%	26%	28%	26%	24%	25%	30%	16%	33%	24%	27%	31%	22%	23%	33%	25%
						h			H							
Moderate	29%	29%	30%	29%	29%	30%	18%	38%	25%	34%	28%	31%	28%	34%	30%	31%
								Gi								
Good	18%	19%	17%	18%	22%	19%	18%	23%	16%	19%	19%	15%	21%	23%	15%	18%
Very good	9%	12%	6%	11%	3%	11%	21%	12%	7%	12%	11%	7%	6%	11%	6%	5%
		C		E			i									
NET GOOD/VERY GOOD	27%	31%	23%	28%	26%	29%	39%	34%	23%	31%	29%	22%	27%	34%	22%	23%
		c					i	i						op		
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q12g. Passenger connections to other cities via airplane, train, intercity bus, etc...Thinking about the city or metropolitan area where [PUBLIC: you work PRIVATE:your own work is most concentrated (the place you identified above)], how would you rate the

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT			PRIV TYPE		PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff	Trans PubWk	Plan Ec Dv	R.E. Devt	Othr	Res Rent	Res Sale	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	1%	1%	1%	1%	-	1%	3%	-	2%	1%	1%	1%	3%	2%	1%	2%
Very poor	2%	2%	1%	2%	-	3%	-	2%	3%	3%	3%	-	3%	1%	-	1%
Poor	6%	6%	5%	5%	7%	5%	9%	3%	7%	4%	5%	5%	6%	7%	6%	8%
Moderate	22%	25%	18%	23%	22%	27%	15%	31%	23%	29%	27%	20%	15%	15%	22%	17%
			c			gg		G								
Good	35%	37%	32%	35%	34%	38%	30%	39%	39%	39%	39%	34%	27%	32%	30%	32%
Very good	35%	28%	42%	33%	36%	26%	42%	25%	26%	24%	26%	40%	46%	43%	41%	41%
			B				fhif									
NET GOOD/VERY GOOD	69%	65%	74%	68%	71%	64%	73%	63%	65%	62%	64%	74%	73%	75%	71%	73%
			B													
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP
 Independent T-Test for Means (equal variances), Independent Z-Test for Percentages
 Upper case letters indicate significance at the 95% level.
 Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q12h. Freight infrastructure including ports and rail...Thinking about the city or metropolitan area where [PUBLIC: you work PRIVATE:your own work is most concentrated (the place you identified above)], how would you rate the current quality of the follow

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT		PRIV TYPE			PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff	Trans PubWk	Plan Ec Dv	R.E. Devt	Othr	Res Rent	Res Sale	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	6%	4%	8%	7%	2%	5%	-	3%	6%	6%	4%	7%	12%	9%	5%	10%
			b	E												
Very poor	1%	1%	*%	1%	-	1%	-	1%	1%	2%	1%	1%	-	1%	-	1%
Poor	4%	2%	7%	3%	10%	2%	3%	2%	1%	2%	2%	5%	10%	3%	9%	7%
			B	d												
Moderate	29%	33%	25%	30%	26%	34%	27%	32%	36%	35%	35%	26%	22%	31%	27%	28%
			C													
Good	36%	38%	33%	37%	31%	37%	45%	39%	35%	31%	40%	35%	27%	33%	38%	33%
Very good	24%	22%	27%	22%	31%	21%	24%	23%	20%	24%	18%	26%	28%	23%	22%	22%
NET GOOD/VERY GOOD	60%	60%	59%	59%	62%	58%	70%	61%	56%	55%	58%	61%	55%	56%	59%	55%
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q12i. Water quality and wastewater treatment...Thinking about the city or metropolitan area where [PUBLIC: you work PRIVATE:your own work is most concentrated (the place you identified above)], how would you rate the current quality of the following aspect

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT				PRIV TYPE		PRIVATE SECTOR		
	TOTAL	Public	Privt	US	Glbl	Local	Othr	Elctd	Trans	Plan	R.E.	Res	Res	Res	Sale	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	2%	2%	2%	2%	2%	2%	3%	2%	2%	3%	2%	-	6%	1%	2%	3%
Very poor	*%	*%	-	-	2%	*%	-	1%	-	1%	1%	-	-	-	-	-
Poor	2%	*%	3%	1%	7%	*%	-	-	1%	1%	1%	2%	6%	1%	4%	5%
			B		d											n
Moderate	14%	9%	19%	12%	22%	8%	15%	6%	9%	9%	7%	16%	25%	20%	20%	17%
			B		d											
Good	41%	38%	44%	43%	31%	37%	45%	39%	36%	33%	37%	49%	33%	43%	33%	43%
				e								M				
Very good	42%	50%	32%	43%	36%	52%	36%	52%	52%	53%	53%	33%	30%	34%	40%	31%
		C				gg										
NET GOOD/VERY GOOD	82%	88%	75%	85%	67%	89%	82%	90%	88%	86%	90%	81%	63%	77%	73%	75%
		C		E								M				
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP
 Independent T-Test for Means (equal variances), Independent Z-Test for Percentages
 Upper case letters indicate significance at the 95% level.
 Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q12j. Telecommunications infrastructure...Thinking about the city or metropolitan area where [PUBLIC: you work PRIVATE:your own work is most concentrated (the place you identified above)], how would you rate the current quality of the following aspects of

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT			PRIV TYPE		PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff	Trans PubWk	Plan Ec Dv	R.E. Devt	Othr	Res Rent	Res Sale	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	2%	2%	2%	3%	-	2%	6%	1%	3%	3%	2%	1%	6% l	2%	2%	3%
Very poor	0%	0%	0%	0%	0%	0%	0%	1%	0%	1%	1%	0%	0%	0%	0%	0%
Poor	1%	1%	2%	1%	5%	1%	0%	2%	0%	1%	1%	1%	3%	1%	3%	3%
Moderate	15%	12%	17%	13%	21%	13%	6%	18% Gi	9%	11%	13%	16%	18%	14%	15%	16%
Good	48%	50%	45%	49%	43%	50%	48%	44%	56% h	54%	53%	48%	40%	45%	46%	44%
Very good	34%	34%	33%	34%	31%	33%	39%	33%	31%	31%	31%	34%	33%	38%	33%	34%
NET GOOD/VERY GOOD	81%	84%	78%	83%	74%	83%	88%	77%	88% H	85%	84%	81%	73%	83%	80%	78%
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q12k. Air quality...Thinking about the city or metropolitan area where [PUBLIC: you work PRIVATE:your own work is most concentrated (the place you identified above)], how would you rate the current quality of the following aspects of its infrastructure?

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT		PRIV TYPE			PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local	Othr	Elctd	Staff	Trans	Plan	R.E.	Res	Res	Comm	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	2%	1%	2%	1%	-	1%	-	-	3%	2%	1%	2%	3%	1%	3%	2%
Very poor	1%	1%	*%	*%	3%	1%	-	1%	1%	-	1%	1%	-	-	-	-
Poor	6%	6%	6%	5%	14% d	5%	12%	4%	6%	6%	5%	6%	7%	5%	11%	8%
Moderate	26%	21%	32% B	28%	22%	20%	30% h	15%	24%	20%	18%	30%	37%	31%	30%	31%
Good	44%	47%	41%	45%	40%	48%	39%	48%	49%	50%	48%	43%	37%	47%	38%	43%
Very good	21%	24% c	17%	21%	21%	25%	18%	31% I	18%	23%	27%	19%	15%	17%	18%	17%
NET GOOD/VERY GOOD	65%	71% C	58%	66%	60%	73% gg	58%	80% GI	67%	72%	75%	61%	52%	64%	56%	59%
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP
 Independent T-Test for Means (equal variances), Independent Z-Test for Percentages
 Upper case letters indicate significance at the 95% level.
 Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q12L. Energy utilities...Thinking about the city or metropolitan area where [PUBLIC: you work PRIVATE:your own work is most concentrated (the place you identified above)], how would you rate the current quality of the following aspects of its infrastru

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT				PRIV TYPE		PRIVATE SECTOR		
	TOTAL	Public	Privt	US	Glbl	Local	Othr	Elctd	Staff	PubWk	Ec Dv	Plan	R.E.	Res	Res	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	3%	2%	4%	3%	-	2%	-	2%	2%	3%	1%	2%	9%	2%	3%	4%
			b										1			
Very poor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Poor	2%	1%	4%	1%	9%	1%	-	1%	-	1%	1%	4%	4%	2%	5%	5%
			B		D											
Moderate	19%	15%	24%	18%	26%	14%	21%	12%	18%	13%	15%	22%	25%	28%	25%	23%
			B													
Good	47%	51%	43%	50%	36%	50%	58%	52%	50%	45%	53%	46%	37%	43%	38%	45%
		c		E												
Very good	28%	31%	25%	28%	29%	32%	21%	33%	31%	39%	31%	26%	24%	24%	29%	22%
NET GOOD/VERY GOOD	76%	82%	68%	78%	66%	83%	79%	85%	81%	84%	84%	72%	61%	67%	67%	67%
		C		e												
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q12m. Parks and open space...Thinking about the city or metropolitan area where [PUBLIC: you work PRIVATE:your own work is most concentrated (the place you identified above)], how would you rate the current quality of the following aspects of its infrastr

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT		PRIV TYPE			PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local	Othr	Elctd	Staff	Trans	Plan	R.E.	Res	Res	Comm	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	1%	1%	2%	1%	-	1%	-	-	2%	1%	1%	1%	3%	1%	1%	2%
Very poor	*%	-	1%	-	2%	-	-	-	-	-	-	1%	-	1%	1%	1%
Poor	4%	3%	6%	3%	16% D	2%	6%	-	5%	3%	2%	4%	9%	3%	9%	7%
Moderate	21%	17%	26% B	22%	17%	18%	15%	19%	17%	15%	16%	25%	30%	25%	29%	30%
Good	40%	39%	41%	39%	34%	37%	52% i	39%	35%	34%	37%	45% m	31%	38%	35%	34%
Very good	33%	40% C	24%	35%	31%	42% gg	27%	42%	42%	48%	44%	23%	27%	32%	25%	27%
NET GOOD/VERY GOOD	72%	79% C	65%	74%	66%	79%	79%	81%	77%	82%	81%	68%	58%	69%	60%	61%
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP
 Independent T-Test for Means (equal variances), Independent Z-Test for Percentages
 Upper case letters indicate significance at the 95% level.
 Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q12n. Health care facilities such as hospitals and medical providers...Thinking about the city or metropolitan area where [PUBLIC: you work PRIVATE:your own work is most concentrated (the place you identified above)], how would you rate the current quality

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT			PRIV TYPE		PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff	PubWk	Ec Dv	R.E. Devt	Othr	Res Rent	Res Sale	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	1%	1%	1%	1%	-	1%	-	1%	2%	3%	-	-	4%	1%	2%	3%
Very poor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Poor	1%	-	2%	*%	5% d	-	-	-	-	-	-	1%	3%	-	2%	2%
Moderate	8%	6%	10%	5%	24% D	7%	3%	5%	7%	5%	7%	11%	7%	2%	12% N	8% n
Good	37%	36%	37%	39%	29%	36%	39%	30%	39%	35%	37%	37%	36%	40%	37%	37%
Very good	53%	56%	50%	54% e	41%	56%	58%	63% i	52%	57%	56%	50%	49%	57%	47%	51%
NET GOOD/VERY GOOD	90%	93% C	87%	93% E	71%	92%	97%	94%	91%	92%	93%	87%	85%	97% OP	84%	88%
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP
 Independent T-Test for Means (equal variances), Independent Z-Test for Percentages
 Upper case letters indicate significance at the 95% level.
 Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q13a. Improved roads and bridges...Thinking again about [PUBLIC:the city/metropolitan area where you work/PRIVATE where your work is most concentrated], how high a priority do you think should be given to each of these infrastructure improvements over the

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT		PRIV TYPE		PRIVATE SECTOR				
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff PubWk	Ec Dv	R.E. Devt	Othr	Res Rent	Res Sale	Comm	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	1%	1%	1%	1%	-	1%	-	2%	-	2%	1%	-	4%	1%	1%	2%
Bottom priority	*%	*%	-	*%	-	-	3%	-	-	-	-	-	-	-	-	-
Low priority	3%	3%	4%	3%	9%	3%	-	4%	3%	4%	4%	4%	4%	5%	2%	6%
Middle priority	24%	24%	25%	23%	31%	25%	15%	17%	34% fGH	24%	26%	26%	24%	32%	27%	25%
High priority	36%	41% C	30%	36%	34%	41%	39%	38%	41%	37%	41%	32%	27%	28%	33%	34%
One of the very top priorities	35%	32%	39% b	38% e	26%	30%	42% I	39% I	22%	33%	29%	38%	40%	34%	37%	33%
NET TOP/HIGH	71%	72%	69%	74% e	60%	71%	82% I	76% I	63%	70%	70%	70%	67%	63%	70%	67%
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q13b. Improved bicycle infrastructure and services (such as bike share systems)...Thinking again about [PUBLIC:the city/
metropolitan area where you work/PRIVATE where your work is most concentrated], how high a priority do you think should
be given to each

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT		PRIV TYPE			PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local	Othr	Elctd	Staff	Trans	Plan	R.E.	Res	Res		
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	1%	*%	2%	1%	-	*%	-	-	1%	1%	1%	1%	4%	1%	1%	2%
Bottom priority	3%	3%	3%	3%	3%	3%	-	5%	2%	4%	4%	3%	3%	1%	1%	2%
Low priority	14%	11%	17%	15%	14%	11%	12%	11%	11%	10%	10%	18%	16%	18%	18%	17%
			b													
Middle priority	36%	30%	42%	35%	34%	28%	42%	25%	31%	29%	31%	40%	45%	44%	43%	43%
			B				h									
High priority	30%	34%	25%	30%	26%	34%	33%	34%	36%	32%	35%	27%	22%	27%	27%	29%
		C														
One of the very top priorities	16%	21%	10%	16%	22%	23%	12%	25%	19%	24%	20%	11%	9%	8%	10%	8%
		C					g									
NET TOP/HIGH	46%	55%	36%	47%	48%	57%	45%	59%	56%	55%	55%	38%	31%	35%	37%	37%
		C														
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q13c. Improved pedestrian infrastructure...Thinking again about [PUBLIC:the city/metropolitan area where you work/
PRIVATE where your work is most concentrated], how high a priority do you think should be given to each of these
infrastructure improvements o

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT			PRIV TYPE		PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local	Othr	Elctd	Staff	PubWk	Ec Dv	R.E.	Res	Res	Comm	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	1%	1%	2%	1%	-	-	6%	-	1%	-	1%	1%	4%	2%	1%	3%
Bottom priority	1%	1%	1%	1%	-	1%	-	2%	-	2%	1%	1%	1%	1%	1%	1%
Low priority	5%	2%	8%	5%	3%	2%	-	3%	2%	3%	3%	7%	9%	10%	8%	10%
Middle priority	30%	26%	36%	29%	36%	26%	27%	20%	31%	29%	25%	35%	36%	36%	38%	35%
High priority	40%	42%	38%	41%	40%	41%	45%	41%	44%	39%	43%	40%	34%	36%	35%	37%
One of the very top priorities	23%	28%	16%	24%	21%	29%	21%	33%	23%	27%	28%	16%	15%	14%	17%	15%
NET TOP/HIGH	63%	70%	53%	64%	60%	71%	67%	74%	67%	66%	71%	56%	49%	50%	53%	52%
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP
 Independent T-Test for Means (equal variances), Independent Z-Test for Percentages
 Upper case letters indicate significance at the 95% level.
 Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q13d. Improved public transit services (bus and rail)...Thinking again about [PUBLIC:the city/metropolitan area where you work/PRIVATE where your work is most concentrated], how high a priority do you think should be given to each of these infrastructure i

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT			PRIV TYPE		PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local	Othr	Elctd	Staff	PubWk	Ec Dv	R.E.	Othr	Res	Res	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	1%	1%	1%	1%	-	1%	-	1%	-	1%	1%	-	3%	1%	1%	2%
Bottom priority	1%	1%	1%	1%	-	1%	-	2%	-	2%	1%	-	1%	1%	1%	-
Low priority	4%	3%	4%	3%	3%	3%	3%	2%	5%	2%	4%	5%	1%	5%	3%	3%
Middle priority	17%	11%	23%	17%	12%	12%	9%	15%	9%	14%	10%	27%	16%	15%	26%	15%
			B									m			nP	
High priority	33%	32%	34%	35%	22%	31%	36%	24%	37%	31%	32%	34%	34%	39%	34%	39%
				E					H							
One of the very top priorities	45%	52%	37%	43%	62%	52%	52%	56%	49%	50%	53%	34%	43%	40%	34%	42%
		C			D											
NET TOP/HIGH	78%	84%	71%	78%	84%	83%	88%	80%	86%	82%	84%	68%	78%	78%	69%	81%
		C													O	
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP
 Independent T-Test for Means (equal variances), Independent Z-Test for Percentages
 Upper case letters indicate significance at the 95% level.
 Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q13e. Improved management of parking...Thinking again about [PUBLIC:the city/metropolitan area where you work/PRIVATE where your work is most concentrated], how high a priority do you think should be given to each of these infrastructure improvements over

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT		PRIV TYPE		PRIVATE SECTOR				
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff PubWk	Ec Dv	R.E. Devt	Othr	Res Rent	Res Sale	Comm	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	2%	1%	3%	2%	2%	1%	-	-	3%	1%	2%	2%	6%	3%	4%	4%
Bottom priority	4%	4%	3%	4%	2%	4%	3%	3%	6%	5%	5%	3%	3%	3%	2%	1%
Low priority	15%	17% c	12%	15% E	7%	18%	15%	12%	23% H	19%	16%	15% M	6%	13%	15%	10%
Middle priority	42%	39%	45%	42%	41%	38%	48% i	47% I	31%	38%	39%	42%	49%	44%	43%	45%
High priority	26%	25%	28%	25%	38% d	25%	24%	23%	28%	24%	25%	30%	25%	30%	29%	32%
One of the very top priorities	11%	13%	9%	11%	10%	13%	9%	15%	10%	13%	13%	8%	10%	7%	6%	7%
NET TOP/HIGH	37%	38%	37%	36%	48% d	38%	33%	38%	38%	37%	39%	38%	36%	36%	35%	39%
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q13f. More car sharing or other transportation services...Thinking again about [PUBLIC:the city/metropolitan area where you work/PRIVATE where your work is most concentrated], how high a priority do you think should be given to each of these infrastructure

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT		PRIV TYPE			PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local	Othr	Elctd	Staff	Trans	Plan	R.E.	Res	Res	Comm	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	3%	2%	4%	3%	2%	1%	6%	-	2%	-	1%	3%	6%	3%	4%	5%
Bottom priority	4%	5%	3%	5%	-	5%	3%	3%	6%	6%	5%	4%	3%	2%	4%	3%
Low priority	20%	20%	20%	21% E	9%	19%	27%	17%	21%	14%	21%	25% M	12%	16%	14%	17%
Middle priority	41%	43%	39%	40%	48%	43%	45%	42%	44%	50%	42%	39%	37%	48%	52%	42%
High priority	24%	22%	26%	22%	38% D	23%	15%	28%	19%	23%	22%	25%	28%	23%	22%	25%
One of the very top priorities	8%	8%	7%	9% e	3%	9% gg	3%	10%	6%	8%	9%	4%	13% L	8%	4%	9%
NET TOP/HIGH	32%	30%	34%	31%	41%	32% gg	18%	38% Gi	26%	30%	30%	30%	42% l	31%	26%	34%
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP
 Independent T-Test for Means (equal variances), Independent Z-Test for Percentages
 Upper case letters indicate significance at the 95% level.
 Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q13g. Better passenger connections to other cities via airplane, train, intercity bus, etc...Thinking again about [PUBLIC:the city/metropolitan area where you work/PRIVATE where your work is most concentrated], how high a priority do you think should be g

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT		PRIV TYPE		PRIVATE SECTOR				
	TOTAL	Public	Privt	US	Glbl	Local	Othr	Elctd	Staff	Trans	Plan	R.E.	Res	Res	Comm	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	1%	2%	1%	1%	-	1%	3%	2%	1%	2%	1%	-	3%	1%	1%	2%
Bottom priority	1%	1%	1%	1%	-	1%	-	-	1%	1%	-	1%	1%	2%	2%	-
Low priority	8%	7%	8%	8%	3%	8%	3%	6%	10%	8%	8%	9%	7%	10%	9%	10%
Middle priority	32%	32%	31%	33%	31%	34%	21%	32%	34%	31%	35%	30%	33%	30%	35%	30%
High priority	36%	34%	38%	35%	31%	33%	42%	33%	33%	33%	32%	41%	31%	33%	39%	39%
One of the very top priorities	22%	24%	20%	21%	34%	23%	30%	26%	20%	26%	24%	19%	24%	24%	14%	19%
NET TOP/HIGH	58%	58%	58%	56%	66%	55%	73%	59%	54%	59%	56%	60%	55%	57%	53%	58%
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q13h. Better freight infrastructure including ports and rail...Thinking again about [PUBLIC:the city/metropolitan area where you work/PRIVATE where your work is most concentrated], how high a priority do you think should be given to each of these infrastru

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT		PRIV TYPE			PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local	Othr	Elctd	Staff	Trans	Plan	R.E.	Res	Res	Comm	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	5%	5%	6%	5%	3%	5%	3%	2%	6%	4%	5%	6%	6%	6%	3%	7%
Bottom priority	3%	5%	1%	4%	-	6%	-	4%	6%	6%	6%	2%	-	-	2%	2%
		C														
Low priority	15%	14%	16%	15%	12%	14%	12%	10%	19%	13%	13%	18%	12%	19%	19%	15%
									h							
Middle priority	37%	32%	42%	38%	29%	36%	9%	38%	33%	34%	35%	40%	46%	51%	40%	42%
			B			GG		G	G							
High priority	30%	32%	27%	28%	43%	28%	58%	30%	27%	29%	31%	26%	27%	22%	29%	29%
				D			FHIF									
One of the very top priorities	11%	12%	8%	10%	12%	12%	18%	16%	8%	13%	10%	8%	9%	2%	6%	6%
								i								
NET TOP/HIGH	40%	44%	35%	38%	55%	39%	76%	46%	35%	43%	41%	34%	36%	24%	35%	35%
		C			D		FHIF								n	n
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q13i. Better water and wastewater infrastructure...Thinking again about [PUBLIC:the city/metropolitan area where you work/PRIVATE where your work is most concentrated], how high a priority do you think should be given to each of these infrastructure improv

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT				PRIV TYPE		PRIVATE SECTOR		
	TOTAL	Public	Privt	US	Glbl	Local	Othr	Elctd	Staff	PubWk	Ec Dv	R.E.	Othr	Res	Res	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	2%	1%	2%	1%	2%	1%	-	1%	2%	3%	1%	1%	6%	3%	1%	3%
													1			
Bottom priority	*%	*%	*%	1%	-	*%	-	-	1%	1%	-	1%	-	-	1%	-
Low priority	11%	12%	9%	11%	9%	13%	3%	11%	15%	14%	12%	9%	10%	11%	9%	12%
						GG		g	G							
Middle priority	35%	34%	35%	34%	34%	37%	21%	32%	40%	29%	33%	35%	34%	32%	35%	33%
						gg		G								
High priority	35%	34%	37%	36%	33%	29%	61%	34%	27%	29%	33%	40%	31%	39%	41%	39%
						FHIF										
One of the very top priorities	17%	18%	16%	16%	22%	19%	15%	22%	16%	24%	20%	15%	18%	15%	13%	13%
NET TOP/HIGH	52%	52%	53%	53%	55%	48%	76%	56%	43%	53%	53%	54%	49%	53%	54%	52%
						FHIF	i									
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP
 Independent T-Test for Means (equal variances), Independent Z-Test for Percentages
 Upper case letters indicate significance at the 95% level.
 Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q13j. Improved telecommunications infrastructure...Thinking again about [PUBLIC:the city/metropolitan area where you work/PRIVATE where your work is most concentrated], how high a priority do you think should be given to each of these infrastructure improv

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT				PRIV TYPE		PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff	PubWk	Ec Dv	Plan R.E.	Devt	Othr	Res Rent	Res Sale	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)	
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	4%	5%	2%	3%	3%	3%	12%	4%	3%	4%	3%	1%	6%	1%	2%	2%	
Bottom priority	1%	2%	*%	1%	2%	2%	-	1%	2%	2%	1%	1%	-	-	1%	-	
Low priority	6%	5%	6%	6%	3%	5%	6%	1%	9%	3%	5%	6%	6%	8%	5%	6%	
Middle priority	31%	32%	30%	31%	28%	35%	12%	35%	33%	34%	34%	28%	34%	36%	35%	33%	
High priority	38%	39%	37%	39%	36%	36%	58%	40%	34%	39%	37%	37%	36%	35%	35%	41%	
One of the very top priorities	20%	17%	24%	18%	28%	18%	12%	18%	19%	18%	20%	27%	18%	19%	20%	18%	
NET TOP/HIGH	58%	56%	61%	58%	64%	54%	70%	58%	53%	57%	57%	64%	54%	55%	56%	59%	
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q13k. Improved air quality...Thinking again about [PUBLIC:the city/metropolitan area where you work/PRIVATE where your work is most concentrated], how high a priority do you think should be given to each of these infrastructure improvements over the next t

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT		PRIV TYPE		PRIVATE SECTOR				
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff PubWk	Ec Dv	Plan R.E. Devt	Othr	Res Rent	Res Sale	Comm	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	2%	2%	3%	2%	3%	1%	3%	2%	1%	2%	2%	2%	6%	5%	3%	3%
Bottom priority	2%	2%	2%	2%	3%	3%	-	2%	3%	2%	2%	3%	-	-	2%	-
Low priority	11%	13%	8%	12%	7%	13%	9%	12%	13%	11%	12%	7%	10%	8%	6%	10%
Middle priority	37%	40%	34%	38%	31%	43% GG	24%	45% G	40% g	39%	45%	34%	31%	34%	28%	33%
High priority	34%	32%	36%	33%	38%	29%	48% FHF	24%	36% h	32%	27%	41% M	27%	41%	44%	39%
One of the very top priorities	14%	11%	16%	13%	17%	11%	15%	15% i	7%	14%	11%	12%	25% L	13%	16%	14%
NET TOP/HIGH	47%	43%	52% B	45%	55%	39%	64% FHIF	39%	44%	46%	39%	53%	52%	53%	60%	53%
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP
 Independent T-Test for Means (equal variances), Independent Z-Test for Percentages
 Upper case letters indicate significance at the 95% level.
 Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q13L. More reliable or high quality energy infrastructure...Thinking again about [PUBLIC:the city/metropolitan area where you work/PRIVATE where your work is most concentrated], how high a priority do you think should be given to each of these infrastru

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT				PRIV TYPE		PRIVATE SECTOR					
	TOTAL	Public	Privt	US	Glbl	Local	Othr	Elctd	Apptd	Staff	PubWk	Ec Dv	Trans Plan	R.E.	Dev	Othr	Res	Res	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)			
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	3%	3%	2%	3%	2%	3%	6%	2%	4%	3%	3%	1%	4%	1%	3%	1%			
Bottom priority	*%	*%	*%	1%	-	*%	-	-	-	-	-	1%	-	-	-	-			
Low priority	8%	7%	8%	8%	7%	9%	-	10%	8%	7%	8%	9%	7%	10%	8%	9%			
Middle priority	38%	40%	36%	39%	33%	41%	36%	45%	39%	43%	42%	38%	30%	39%	33%	35%			
High priority	34%	32%	37%	35%	31%	30%	42%	26%	32%	30%	32%	35%	40%	35%	41%	41%			
One of the very top priorities	17%	17%	17%	14%	28%	17%	15%	17%	17%	18%	16%	16%	18%	15%	15%	15%			
NET TOP/HIGH	51%	49%	53%	49%	59%	47%	58%	43%	49%	48%	48%	51%	58%	50%	56%	56%			
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q13m. More parks and open space...Thinking again about [PUBLIC:the city/metropolitan area where you work/PRIVATE where your work is most concentrated], how high a priority do you think should be given to each of these infrastructure improvements over the n

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT		PRIV TYPE		PRIVATE SECTOR				
	TOTAL	Public	Privt	US	Glbl	Local	Othr	Elctd	Staff	Trans	Plan	R.E.	Res	Res	Comm	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	3%	2%	3%	3%	2%	2%	3%	3%	2%	4%	2%	1%	6%	2%	2%	3%
Bottom priority	1%	2%	*%	1%	-	2%	-	-	3%	1%	2%	1%	-	-	-	1%
Low priority	9%	11%	7%	11% E	2%	13% GG	3%	10%	16% G	12%	13%	9%	4%	6%	3%	6%
Middle priority	40%	38%	43%	39%	45%	35%	58% FHiF	30%	41%	32%	35%	42%	43%	51% o	39%	43%
High priority	34%	34%	33%	34%	36%	34%	33%	38%	30%	36%	34%	34%	33%	28%	40%	37%
One of the very top priorities	13%	12%	13%	12%	16%	14% GG	3%	19% GI	9%	15%	14%	13%	13%	13%	16%	11%
NET TOP/HIGH	47%	46%	47%	46%	52%	48%	36%	57% GI	39%	51%	48%	47%	46%	41%	56% N	48%
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP
 Independent T-Test for Means (equal variances), Independent Z-Test for Percentages
 Upper case letters indicate significance at the 95% level.
 Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q13n. Improved health care facilities...Thinking again about [PUBLIC:the city/metropolitan area where you work/PRIVATE where your work is most concentrated], how high a priority do you think should be given to each of these infrastructure improvements over

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT			PRIV TYPE		PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff	PubWk Ec Dv	R.E. Devt	Othr	Res Rent	Res Sale	Comm	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	5%	5%	3%	4%	3%	5%	6%	9% i	3%	9% k	4%	1%	7% l	3%	2%	4%
Bottom priority	2%	2%	1%	2%	-	1%	3%	2%	1%	1%	2%	2%	-	-	1%	2%
Low priority	10%	12%	7%	11%	7%	11%	15%	6%	16% H	13%	11%	7%	7%	5%	6%	6%
Middle priority	42%	45%	39%	45% E	28%	48% GG	27%	43% g	46% G	40%	44%	38%	39%	50% P	40%	38%
High priority	31%	28%	36% b	28%	45% D	25%	42% ff	28%	27%	28%	29%	37%	34%	34%	37%	40%
One of the very top priorities	11%	9%	13%	9%	17%	9%	6%	12%	7%	9%	9%	14%	12%	8%	14%	10%
NET TOP/HIGH	42%	37%	49% B	38%	62% D	35%	48%	40%	34%	37%	39%	51%	46%	42%	51%	50%
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q14a. Families with children choosing to live in your city or area...And over the next ten years, how much of an impact do you think each of the following factors will have in shaping infrastructure and real estate investments in the city or metropolitan area

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT				PRIV TYPE		PRIVATE SECTOR		
	TOTAL	Public	Privt	US	Glbl	Local	Othr	Elctd	Trans	Plan	R.E.	Res	Res	Res	Res	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	2%	1%	3%	2%	2%	1%	3%	-	2%	2%	1%	1%	6%	2%	2%	4%
No impact	*%	-	*%	*%	-	-	-	-	-	-	-	1%	-	-	1%	-
Little Impact	5%	5%	5%	6%	2%	5%	9%	2%	6%	5%	5%	6%	3%	1%	4%	3%
Some impact	28%	28%	29%	29%	24%	28%	27%	32%	24%	24%	25%	29%	28%	35%	30%	26%
Significant impact	46%	48%	43%	45%	55%	48%	48%	47%	51%	48%	51%	43%	43%	42%	47%	49%
Dramatic impact	18%	17%	19%	18%	17%	18%	12%	18%	17%	22%	18%	19%	19%	19%	15%	17%
NET DRAMATIC/SIGNIFICANT	64%	65%	62%	63%	72%	66%	61%	66%	68%	70%	69%	63%	63%	61%	62%	66%
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q14b. Growing demand for compact, walkable development...And over the next ten years, how much of an impact do you think each of the following factors will have in shaping infrastructure and real estate investments in the city or metropolitan area [PUBLIC:

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT		PRIV TYPE		PRIVATE SECTOR				
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff PubWk	Trans Plan Ec Dv	R.E. Devt	Othr	Res Rent	Res Sale	Comm	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	1%	-	3%	1%	-	-	-	-	-	-	-	1%	6% 1	1%	2%	3%
No impact	*%	-	1%	*%	-	-	-	-	-	-	-	1%	-	-	1%	-
Little Impact	4%	5%	3%	5%	2%	5%	6%	5%	5%	5%	5%	3%	3%	2%	1%	3%
Some impact	24%	19%	29%	24%	26%	18%	24%	15%	22%	21%	19%	32%	24%	26%	34%	25%
Significant impact	42%	41%	45%	40%	50%	40%	42%	42%	39%	39%	40%	42%	51%	48%	44%	56% o
Dramatic impact	28%	35% C	19%	31%	22%	37%	27%	38%	34%	35%	36%	21%	16%	23% P	17%	12%
NET DRAMATIC/SIGNIFICANT	70%	76% C	64%	71%	72%	77%	70%	80%	73%	74%	75%	63%	67%	70%	61%	68%
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q14c. Climate change or extreme weather events...And over the next ten years, how much of an impact do you think each of the following factors will have in shaping infrastructure and real estate investments in the city or metropolitan area [PUBLIC: where y

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT				PRIV TYPE		PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff	PubWk	Ec Dv	Trans Plan	R.E. Devt	Othr	Res Rent	Res Sale	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)	
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	2%	1%	3%	2%	-	1%	-	-	3%	-	2%	1%	4%	1%	2%	3%	
No impact	7%	5%	9%	7%	2%	5%	9%	6%	4%	5%	5%	12%	4%	7%	10%	4%	
				E								M					
Little Impact	18%	17%	20%	19%	14%	18%	12%	16%	17%	17%	16%	22%	15%	26%	26%	21%	
Some impact	35%	36%	34%	38%	24%	37%	30%	35%	39%	39%	36%	36%	30%	31%	27%	36%	
				E													
Significant impact	29%	34%	24%	27%	45%	32%	42%	37%	30%	34%	34%	19%	34%	26%	25%	26%	
		C			D								L				
Dramatic impact	8%	7%	10%	7%	16%	7%	6%	5%	8%	4%	8%	9%	12%	9%	11%	10%	
					d												
NET DRAMATIC/SIGNIFICANT	38%	41%	34%	34%	60%	39%	48%	42%	38%	39%	42%	28%	46%	35%	35%	36%	
					D								L				
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q14d. Cost and availability of energy...And over the next ten years, how much of an impact do you think each of the following factors will have in shaping infrastructure and real estate investments in the city or metropolitan area
[PUBLIC: where you work/P

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT			PRIV TYPE		PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff	PubWk Ec Dv	R.E. Devt	Othr	Res Rent	Res Sale	Comm	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	2%	2%	2%	2%	-	2%	-	1%	3%	2%	2%	-	4%	1%	1%	3%
No impact	*%	*%	*%	1%	-	*%	-	-	-	-	-	1%	-	1%	-	-
Little Impact	6%	5%	6%	7% E	2%	4%	12%	3%	6%	3%	4%	9% M	1%	9%	10%	6%
Some impact	30%	35% C	25%	32%	28%	37%	24%	43% G	32%	38%	37%	27%	22%	27%	22%	24%
Significant impact	46%	45%	48%	46%	45%	45%	45%	44%	45%	47%	46%	46%	52%	48%	49%	50%
Dramatic impact	15%	12%	18% b	12%	26% D	12%	18%	9%	14%	10%	11%	18%	19%	14%	18%	17%
NET DRAMATIC/SIGNIFICANT	61%	58%	66% b	58%	71% d	57%	64%	53%	59%	57%	57%	63%	72%	61%	68%	67%
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q14e. Innovative or flexible parking policies (such as easing of minimum parking requirements, shared parking, ability to flex car parking for bike parking, etc.)...And over the next ten years, how much of an impact do you think each of the following factors

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT		PRIV TYPE			PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff PubWk	Ec Dv	Plan R.E.	Dev't	Othr	Res Rent	Res Sale	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	2%	1%	3%	2%	3%	1%	-	1%	2%	1%	2%	1%	7% L	1%	2%	4%
No impact	2%	2%	1%	1%	3%	2%	-	3%	2%	3%	3%	1%	1%	-	1%	-
Little Impact	12%	12%	13%	13%	10%	12%	12%	11%	13%	15%	12%	15%	9%	10%	20% n	12%
Some impact	37%	35%	40%	36%	33%	35%	36%	29%	42% h	34%	35%	40%	39%	38%	37%	36%
Significant impact	36%	40% C	31%	37%	36%	40%	42%	46% I	32%	36%	40%	32%	28%	39%	28%	36%
Dramatic impact	11%	10%	12%	11%	14%	10%	9%	10%	9%	10%	9%	11%	15%	13%	12%	12%
NET DRAMATIC/SIGNIFICANT	47%	50%	43%	48%	50%	50%	52%	56% I	42%	46%	49%	43%	43%	51%	40%	48%
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q14f. Rise of car-sharing systems...And over the next ten years, how much of an impact do you think each of the following factors will have in shaping infrastructure and real estate investments in the city or metropolitan area
[PUBLIC: where you work/PRIVA

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT		PRIV TYPE		PRIVATE SECTOR				
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff PubWk	Trans Plan Ec Dv	R.E. Devt	Othr	Res Rent	Res Sale	Comm	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	3%	2%	5%	3%	3%	1%	3%	-	3%	1%	2%	3%	7%	2%	3%	5%
			b													
No impact	5%	6%	4%	5%	3%	6%	6%	5%	7%	5%	8%	4%	3%	-	4%	1%
Little Impact	24%	25%	22%	26%	14%	26%	18%	19%	32%	24%	26%	25%	15%	24%	20%	22%
				E					gH			m				
Some impact	45%	46%	44%	45%	41%	47%	42%	53%	44%	52%	48%	45%	43%	49%	45%	44%
Significant impact	19%	17%	22%	17%	36%	16%	27%	20%	11%	15%	15%	20%	25%	23%	24%	25%
				D			i	i								
Dramatic impact	3%	3%	3%	4%	2%	3%	3%	2%	3%	3%	1%	2%	6%	2%	3%	3%
NET DRAMATIC/SIGNIFICANT	23%	21%	25%	20%	38%	19%	30%	23%	14%	18%	16%	22%	31%	25%	27%	28%
				D			i									
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q14g. Increase and advances in technology (such as real time information for bus or train arrivals, remote payment systems, real time monitoring of energy usage, etc.)...And over the next ten years, how much of an impact do you think each of the following

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT		PRIV TYPE			PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff PubWk	Ec Dv	Trans Plan R.E.	Dev't	Othr	Res Rent	Res Sale	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	3%	2%	4%	2%	-	1%	3%	2%	1%	1%	1%	1%	7%	3%	2%	5%
													1			
No impact	*%	1%	-	1%	-	1%	-	-	1%	-	1%	-	-	-	-	-
Little Impact	8%	10%	6%	9%	5%	10%	9%	9%	12%	10%	11%	7%	4%	5%	4%	3%
Some impact	35%	32%	39%	35%	34%	34%	24%	31%	36%	37%	34%	40%	37%	39%	43%	40%
Significant impact	38%	42%	32%	39%	40%	41%	48%	45%	37%	37%	40%	32%	33%	34%	35%	35%
			C													
Dramatic impact	16%	13%	19%	14%	21%	13%	15%	13%	13%	15%	13%	20%	18%	19%	15%	17%
			b													
NET DRAMATIC/SIGNIFICANT	53%	55%	51%	53%	60%	54%	64%	58%	50%	52%	53%	52%	51%	53%	51%	52%
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q14h. Use of pricing innovations to manage, operate, and pay for infrastructure (such as dynamic or variable pricing of roadways, smart meters with dynamic pricing, etc.)...And over the next ten years, how much of an impact do you think each of the followi

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT			PRIV TYPE		PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff	PubWk Ec Dv	R.E. Devt	Othr	Res Rent	Res Sale	Comm	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	2%	2%	2%	2%	-	2%	-	1%	3%	1%	2%	-	4%	1%	1%	3%
No impact	3%	4%	1%	3%	-	3%	6%	2%	5%	3%	4%	2%	-	1%	1%	1%
Little Impact	8%	10%	6%	9%	5%	11%	6%	12%	10%	12%	12%	8%	1%	6%	9%	3%
												M				
Some impact	28%	29%	28%	29%	29%	30%	18%	30%	30%	25%	27%	27%	30%	27%	28%	30%
Significant impact	42%	39%	46%	41%	47%	38%	48%	41%	36%	42%	39%	48%	42%	43%	43%	43%
Dramatic impact	17%	17%	17%	17%	19%	16%	21%	14%	17%	17%	16%	15%	22%	22%	18%	21%
NET DRAMATIC/SIGNIFICANT	59%	56%	63%	57%	66%	54%	70%	55%	53%	59%	55%	63%	64%	65%	61%	63%
							fif									
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q14i. The public's willingness or ability to pay for infrastructure...And over the next ten years, how much of an impact do you think each of the following factors will have in shaping infrastructure and real estate investments in the city or metropolitan

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT				PRIV TYPE		PRIVATE SECTOR		
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff	PubWk	Ec Dv	R.E. Devt	Othr	Res Rent	Res Sale	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	1%	*%	2%	1%	-	*%	-	-	1%	1%	-	1%	4%	1%	1%	3%
			b													
No impact	*%	-	*%	-	2%	-	-	-	-	-	-	1%	-	-	-	-
Little Impact	1%	2%	*%	1%	3%	1%	3%	1%	2%	1%	2%	-	1%	-	1%	1%
Some impact	15%	11%	20%	14%	16%	12%	6%	8%	14%	13%	11%	19%	22%	19%	24%	21%
			B													
Significant impact	42%	38%	46%	41%	50%	39%	30%	43%	36%	35%	37%	46%	48%	49%	42%	47%
			b													
Dramatic impact	40%	49%	30%	43%	29%	47%	61%	48%	47%	50%	50%	34%	24%	31%	32%	29%
		C		E												
NET DRAMATIC/SIGNIFICANT	82%	87%	76%	84%	79%	87%	91%	91%	83%	86%	88%	79%	72%	80%	74%	76%
		C					i									
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q15a. User charges or fees...How significant a role do you think each of the following will play in funding new infrastructure investments over the next ten years in the city or metropolitan area where [PUBLIC: you work/PRIVATE: your work is concentrated?

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT				PRIV TYPE		PRIVATE SECTOR		
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff	PubWk	Ec Dv	R.E. Devt	Othr	Res Rent	Res Sale	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	2%	2%	2%	3%	2%	2%	3%	2%	3%	3%	2%	1%	3%	1%	1%	2%
Not significant at all	1%	1%	1%	1%	2%	1%	-	1%	1%	2%	1%	1%	-	-	1%	-
Not very significant	9%	12%	5%	9%	10%	12%	18%	5%	15%	7%	12%	4%	7%	2%	5%	4%
		C				h	h		H							
Somewhat significant	32%	30%	33%	32%	24%	31%	24%	32%	31%	33%	33%	38%	24%	34%	33%	30%
												M				
Very significant	40%	40%	40%	39%	47%	40%	39%	46%	36%	43%	40%	38%	45%	41%	41%	41%
Extremely significant	16%	14%	18%	16%	16%	14%	15%	13%	14%	13%	12%	16%	21%	22%	18%	23%
NET VERY/EXTREMELY	56%	54%	58%	55%	62%	54%	55%	59%	50%	55%	52%	54%	66%	63%	59%	63%
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q15b. Value capture strategies (for example, tax increment financing and special assessments)...How significant a role do you think each of the following will play in funding new infrastructure investments over the next ten years in the city or metropolita

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT				PRIV TYPE		PRIVATE SECTOR		
	TOTAL	Public	Privt	US	Glbl	Local	Othr	Elctd	Staff	Trans	Plan	R.E.	Res	Res	Res	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	2%	1%	2%	1%	3%	1%	-	2%	1%	3%	1%	1%	3%	1%	2%	3%
Not significant at all	2%	2%	1%	1%	5%	2%	-	2%	2%	3%	2%	1%	1%	-	1%	-
Not very significant	7%	9%	5%	6%	14%	9%	12%	8%	9%	8%	10%	4%	6%	3%	4%	5%
Somewhat significant	29%	27%	31%	29%	24%	28%	24%	31%	26%	28%	25%	33%	28%	31%	29%	26%
Very significant	37%	36%	39%	38%	33%	34%	48%	29%	40%	30%	35%	38%	42%	36%	42%	44%
Extremely significant	23%	25%	21%	24%	21%	26%	15%	28%	22%	28%	27%	22%	19%	28%	22%	22%
NET VERY/EXTREMELY	60%	61%	60%	62%	53%	60%	64%	57%	62%	58%	62%	60%	61%	65%	63%	66%
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q15c. Joint development or cooperation between developers and local government...How significant a role do you think each of the following will play in funding new infrastructure investments over the next ten years in the city or metropolitan area where [P

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT				PRIV TYPE		PRIVATE SECTOR		
	TOTAL	Public	Privt	US	Glbl	Local	Othr	Elctd	Staff	PubWk	Ec Dv	Trans Plan	R.E.	Res	Res	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	1%	1%	1%	1%	2%	1%	-	2%	-	2%	1%	-	3%	1%	1%	2%
Not significant at all	*%	*%	*%	1%	-	*%	-	1%	-	-	1%	1%	-	-	-	-
Not very significant	5%	6%	4%	5%	5%	4%	15% fhf	4%	5%	6%	5%	4%	4%	6%	5%	3%
Somewhat significant	19%	19%	19%	18%	19%	20%	12%	18%	21%	19%	20%	19%	19%	16%	22%	22%
Very significant	42%	39%	47% b	43%	50%	40%	30%	38%	43%	39%	39%	49%	43%	48%	48%	45%
Extremely significant	32%	36% c	28%	33%	24%	35%	42%	37%	31%	34%	35%	27%	30%	30%	24%	28%
NET VERY/EXTREMELY	74%	74%	74%	76%	74%	75%	73%	74%	74%	73%	74%	75%	73%	77%	72%	73%
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

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Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q15d. Negotiated exactions (for example, development rights tied to infrastructure delivery)...How significant a role do you think each of the following will play in funding new infrastructure investments over the next ten years in the city or metropolitan

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT			PRIV TYPE		PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff	PubWk Ec Dv	R.E. Devt	Othr	Res Rent	Res Sale	Comm	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	2%	2%	3%	2%	3%	1%	3%	2%	2%	2%	2%	2%	3%	2%	2%	2%
Not significant at all	1%	1%	-	1%	-	1%	3%	1%	1%	1%	1%	-	-	-	-	-
Not very significant	10%	13%	C	10%	9%	13%	15%	10%	16%	13%	13%	6%	6%	6%	5%	5%
Somewhat significant	31%	32%	29%	32%	19%	31%	39%	33%	31%	27%	32%	30%	27%	30%	31%	29%
Very significant	43%	41%	45%	42%	50%	42%	33%	43%	39%	46%	40%	46%	43%	48%	44%	49%
Extremely significant	14%	11%	17%	13%	19%	12%	6%	11%	11%	12%	11%	16%	21%	15%	17%	16%
NET VERY/EXTREMELY	56%	51%	62%	55%	69%	53%	39%	54%	50%	58%	51%	62%	64%	63%	61%	64%
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q15e. Income taxes or property taxes...How significant a role do you think each of the following will play in funding new infrastructure investments over the next ten years in the city or metropolitan area where [PUBLIC: you work/
PRIVATE: your work is conc

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT		PRIV TYPE			PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff PubWk	Ec Dv	Plan R.E.	Dev	Othr	Res Rent	Res Sale	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	2%	1%	3%	1%	3%	1%	-	2%	1%	3%	1%	1%	4%	3%	3%	3%
Not significant at all	3%	2%	3%	3%	3%	3%	-	2%	4%	3%	4%	4%	1%	5%	3%	2%
Not very significant	15%	19% C	10%	15%	10%	19%	21%	12%	25% H	18%	19%	10%	9%	8%	12%	9%
Somewhat significant	31%	29%	33%	30%	29%	27%	42% fif	29%	24%	24%	25%	32%	34%	32%	29%	36%
Very significant	36%	34%	38%	36%	43%	37% gg	21%	43% Gi	31%	40%	37%	37%	39%	40%	42%	37%
Extremely significant	14%	14%	14%	15%	10%	13%	15%	12%	15%	13%	15%	15%	12%	13%	11%	13%
NET VERY/EXTREMELY	50%	48%	51%	50%	53%	50%	36%	55% g	46%	53%	52%	52%	51%	52%	53%	50%
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP
Independent T-Test for Means (equal variances), Independent Z-Test for Percentages
Upper case letters indicate significance at the 95% level.
Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q15f. Contributions from federal/national government ...How significant a role do you think each of the following will play in funding new infrastructure investments over the next ten years in the city or metropolitan area where [PUBLIC: you work/PRIVATE:

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT			PRIV TYPE		PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local	Othr	Elctd	Staff	PubWk	Ec Dv	R.E.	Othr	Res	Res	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	2%	1%	2%	1%	2%	1%	-	2%	1%	3%	1%	1%	3%	1%	1%	2%
Not significant at all	3%	2%	3%	3%	-	2%	3%	4%	1%	2%	3%	3%	3%	3%	4%	1%
Not very significant	11%	10%	13%	12%	7%	10%	9%	13%	8%	13%	12%	13%	13%	13%	14%	13%
Somewhat significant	30%	28%	32%	32%	17%	28%	27%	22%	31%	23%	25%	35%	25%	34%	27%	30%
Very significant	34%	32%	36%	32%	47%	34%	24%	32%	35%	33%	33%	34%	39%	35%	40%	40%
Extremely significant	21%	26%	15%	20%	28%	25%	36%	27%	23%	27%	26%	14%	16%	14%	14%	15%
NET VERY/EXTREMELY	55%	59%	50%	52%	74%	58%	61%	59%	58%	60%	59%	49%	55%	49%	54%	55%
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP
 Independent T-Test for Means (equal variances), Independent Z-Test for Percentages
 Upper case letters indicate significance at the 95% level.
 Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q15g. Contributions from state or provincial government...How significant a role do you think each of the following will play in funding new infrastructure investments over the next ten years in the city or metropolitan area where [PUBLIC: you work/PRIVATE

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT		PRIV TYPE		PRIVATE SECTOR				
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff PubWk	Ec Dv	Plan R.E. Devt	Othr	Res Rent	Res Sale	Comm	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	2%	2%	2%	2%	2%	3%	-	4%	2%	5%	3%	-	4%	2%	2%	3%
Not significant at all	3%	2%	3%	3%	2%	2%	3%	2%	3%	3%	2%	4%	-	3%	4%	2%
Not very significant	12%	12%	12%	14%	3%	12%	12%	14%	11%	13%	13%	11%	15%	14%	14%	11%
Somewhat significant	28%	29%	27%	28%	24%	29%	24%	27%	31%	29%	25%	29%	22%	24%	19%	26%
Very significant	38%	35%	42%	38%	47%	36%	30%	30%	39%	30%	36%	40%	46%	43%	45%	45%
Extremely significant	17%	19%	14%	16%	22%	17%	30%	23%	15%	19%	20%	15%	12%	14%	15%	13%
NET VERY/EXTREMELY	55%	54%	56%	53%	69%	53%	61%	53%	54%	50%	57%	55%	58%	57%	60%	58%
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP
 Independent T-Test for Means (equal variances), Independent Z-Test for Percentages
 Upper case letters indicate significance at the 95% level.
 Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q16. [Public: In the city or metropolitan area where you work/Private: In the city or metropolitan area where your work is concentrated], do you think enough attention is being paid to allocating resources for long-term operations and maintenance of infra

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT				PRIV TYPE		PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff	PubWk	Ec Dv	Trans Plan	R.E. Devt	Othr	Res Rent	Res Sale	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)	
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
DK/REF	3%	2%	3%	3%	-	1%	6%	1%	2%	2%	2%	3%	4%	2%	4%	3%	
No, the costs for operations and maintenance are usually neglected	30%	27%	34%	29%	33%	24%	52%	26%	24%	26%	22%	34%	34%	31%	31%	29%	
Some of the time	42%	39%	45%	44%	33%	40%	30%	39%	41%	36%	41%	43%	48%	47%	44%	50%	
Yes, it s usually an integrated part of decision making	25%	32%	18%	24%	34%	35%	12%	34%	33%	36%	36%	20%	13%	20%	20%	19%	
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Q17. In your opinion, what is the most important infrastructure-related barrier to increased real estate investment in
 PUBLIC: the city or metropolitan area where you work/PRIVATE: where your work is concentrated?

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT				PRIV TYPE		PRIVATE SECTOR		
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff	PubWk	Ec Dv	Plan R.E. Devt	Othr	Res Rent	Res Sale	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
TRANSPORTATION COMBINED	42%	43%	41%	40%	50%	41%	55%	45%	39%	45%	40%	42%	39%	32%	39%	40%
Transportation: Public transportation	23%	26%	20%	22%	26%	24%	36%	28%	22%	26%	25%	19%	22%	18%	23%	22%
Transportation: Roads/bridges/traffic	17%	16%	18%	16%	21%	15%	21%	18%	14%	18%	16%	22% M	10%	13%	14%	17%
Transportation: Bicycle/pedestrian	3%	5% C	*%	4%	-	6%	-	6%	5%	6%	4%	1%	-	1%	-	-
Transportation: Airport/inter-city	3%	2%	4%	1%	10% D	2%	3%	3%	2%	3%	2%	3%	6%	5%	4%	6%
Transportation: Parking	2%	2%	2%	2%	3%	3%	-	2%	4%	5%	3%	3%	1%	3%	1%	2%
Transportation: Other/general	5%	4%	5%	5%	3%	4%	3%	4%	4%	3%	4%	2%	12% L	2%	4%	5%
COST COMBINED	21%	25% C	16%	23% e	14%	25%	30%	23%	24%	23%	25%	16%	18%	17%	15%	15%
Cost: general, not enough funding	18%	21% c	14%	20% E	10%	20%	27%	18%	20%	18%	21%	13%	16%	16%	14%	14%
Cost: solutions, financing suggestionss	3%	4%	2%	3%	3%	4%	3%	4%	4%	4%	4%	2%	3%	1%	1%	2%
POLITICAL COMBINED	21%	23%	18%	22%	16%	22%	27%	20%	23%	23%	23%	17%	21%	25%	23%	18%
Political: lack of leadership/willingness to pay	6%	7%	5%	7%	-	6%	12%	5%	7%	8%	6%	7%	3%	8%	6%	6%
Political: lack of long-term planning	5%	4%	5%	4%	7%	4%	6%	2%	5%	3%	5%	6%	4%	7%	4%	5%

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent T-Test for Means (equal variances), Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

Table Q17
(Continued)

ULI Infrastructure Belden Russonello Strategists January 2014

Q17. In your opinion, what is the most important infrastructure-related barrier to increased real estate investment in
PUBLIC: the city or metropolitan area where you work/PRIVATE: where your work is concentrated?

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT				PRIV TYPE		PRIVATE SECTOR					
	TOTAL	Public	Privt	US	Glbl	Local	Othr	Elctd	Apptd	Staff	PubWk	Ec	Pln	R.E.	Othr	Res	Res	Comm	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)			
Political: need regional collaboration	3%	2%	4%	3%	-	ff	9%	2%	-	-	1%	3%	6%	8%	5%	3%			
Political: sprawl/poor land use decisions/lack of density	7%	10% C	2%	8% E	2%	GG	12%	3%	9%	14% G	13%	11%	1%	3%	3%	1%	2%		
Political: bad regulation/overregulation	3%	2%	3%	3%	5%		3%	-	3%	2%	3%	2%	3%	3%	3%	6% P	2%		
Political: high taxes/fees	1%	1%	1%	1%	2%		1%	-	1%	2%	2%	2%	1%	3%	1%	1%	2%		
Political: environmental regulations	1%	1%	ff	1%	-		1%	-	1%	1%	1%	1%	-	1%	1%	-	1%		
ENVIRONMENTAL/WATER COMBINED	9%	9%	9%	9%	9%		9%	9%	10%	8%	6%	11%	9%	9%	8%	8%	6%		
Environmental: Groundwater, sewer, water utility issues	6%	7% c	3%	6%	3%		8%	6%	9%	7%	5%	9%	4%	3%	3%	2%	3%		
Environmental: Water availability	3%	2%	5% b	3%	2%		1%	3%	1%	2%	2%	2%	5%	4%	3%	4%	3%		
Environmental: Pollution, other environmental issues	1%	ff	1%	-	7%	ff	-	-	1%	-	1%	1%	3%	2%	2%	2%	2%		
OTHER COMBINED	20%	20%	19%	20%	21%		21%	15%	17%	23%	18%	20%	19%	18%	20%	20%	19%		
Other: Maintenance, aging infrastructure	7%	7%	6%	7% E	2%		7%	12%	5%	8%	8%	6%	6%	6%	6%	6%	5%		
Other: Education, schools	3%	2%	4% b	3%	-		2%	-	2%	2%	2%	2%	4%	4%	3%	5%	3%		
Other: Land (values, availability, readiness for development)	1%	1%	1%	1%	3%		1%	-	1%	1%	-	1%	1%	3%	2%	2%	2%		

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP
Independent T-Test for Means (equal variances), Independent Z-Test for Percentages
Upper case letters indicate significance at the 95% level.
Lower case letters indicate significance at the 90% level.

Table Q17
(Continued)

ULI Infrastructure Belden Russonello Strategists January 2014

Q17. In your opinion, what is the most important infrastructure-related barrier to increased real estate investment in
PUBLIC: the city or metropolitan area where you work/PRIVATE: where your work is concentrated?

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT				PRIV TYPE		PRIVATE SECTOR		
	TOTAL	Public	Privt	US	Glbl	Local	Othr	Elctd	Trans	Plan	R.E.	Othr	Res	Res	Comm	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
Other: Affordable housing	1%	1%	3%	1%	2%	1%	3%	1%	-	1%	1%	-	1%	1%	-	1%
Other: Internet/connectivity	1%	1%	3%	1%	-	1%	-	1%	2%	2%	1%	-	1%	-	-	-
Other: Freight/goods movement	1%	1%	3%	1%	3%	1%	-	2%	1%	2%	2%	1%	-	1%	1%	1%
Other: Keeping up with growth	1%	3%	2%	1%	3%	3%	-	-	1%	-	1%	2%	-	2%	3%	2%
Other: Economy/poverty/lack of jobs	1%	3%	1%	1%	2%	3%	-	-	1%	1%	1%	1%	1%	1%	-	3%
Other: Energy costs	3%	-	1%	1%	-	-	-	-	-	-	-	1%	-	2%	2%	2%
Other: All other	6%	7%	5%	6%	10%	8%	3%	6%	8%	7%	7%	7%	1%	6%	4%	7%
												M				
DK/REF	21%	17%	26%	22%	12%	18%	9%	19%	19%	20%	18%	24%	31%	31%	27%	30%
			B	E												
NO ANSWER	3%	3%	-	3%	-	3%	-	-	1%	1%	1%	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP
Independent T-Test for Means (equal variances), Independent Z-Test for Percentages
Upper case letters indicate significance at the 95% level.
Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

B1. Public/Private

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT				PRIV TYPE		PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff	PubWk	Ec Dv	Plan R.E.	Devt	Othr	Res Rent	Res Sale	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)	
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Public	54%	100%	-	63%	40%	100%	100%	100%	100%	100%	100%	-	-	-	-	-	-
				E													
Private	46%	-	100%	37%	60%	-	-	-	-	-	-	100%	100%	100%	100%	100%	100%
					D												
NO ANSWER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

Region

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT				PRIV TYPE		PRIVATE SECTOR		
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff	PubWk	Ec Dv	R.E. Devt	Othr	Res Rent	Res Sale	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Northeast US	8%	9%	7%	10%	-	8%	15%	13% i	6%	7%	9%	6%	9%	13%	8%	10%
Midwest US	13%	17% C	7%	16%	-	15%	30% ff	16%	17%	15%	16%	7%	6%	6%	2%	7% o
South US	31%	37% C	23%	39%	-	36%	48%	34%	38%	38%	35%	28% M	15%	30%	23%	22%
West US	27%	27%	27%	34%	-	30% GG	3%	24% G	31% G	28%	30%	25%	31%	25%	26%	26%
International	13%	10%	17% B	-	100%	11% GG	3%	13% G	8%	13%	10%	17%	18%	9%	23% N	18% n
NO ANSWER	8%	-	18%	-	-	-	-	-	-	-	-	17%	21%	18%	19%	17%

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP
 Independent Z-Test for Percentages
 Upper case letters indicate significance at the 95% level.
 Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

B2. Region

	LIST		REGION		W/IN PUB		W/IN LOCAL GOVT				PRIV TYPE		PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff	Trans PubWk	Plan Ec Dv	R.E. Devt	Othr	Res Rent	Res Sale	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
US	79%	90%	64%	100%	-	89%	97%	87%	92%	87%	90%	66%	61%	73%	58%	65%
		C					FHF							O		
International	13%	10%	17%	-	100%	11%	3%	13%	8%	13%	10%	17%	18%	9%	23%	18%
			B			GG		G							N	n
NO ANSWER	8%	-	18%	-	-	-	-	-	-	-	-	17%	21%	18%	19%	17%

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

B3. Public Local vs. Regional

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT				PRIV TYPE		PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff	PubWk	Ec Dv	Plan R.E.	Devt	Othr	Res Rent	Res Sale	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)	
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Local government	47%	86%	-	53% E	38%	100%	-	99%	98%	100% k	98%	-	-	-	-	-	-
Regional/Private	7%	14%	-	9% E	2%	-	100% HI	1%	2%	-	2%	-	-	-	-	-	-
NO ANSWER	46%	-	100%	37%	60%	-	-	-	-	-	-	100%	100%	100%	100%	100%	100%

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

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B4. Public: Position

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT				PRIV TYPE		PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff	PubWk	Ec Dv	Plan R.E.	Devt	Othr	Res Rent	Res Sale	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)	
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Elected/appointed	21%	39%	-	23%	21%	44% GG	3%	100% FG	-	54%	47%	-	-	-	-	-	-
Staff	24%	45%	-	28% E	16%	51% GG	6%	-	100% FG	46%	52%	-	-	-	-	-	-
NO ANSWER	55%	17%	100%	48%	64%	5%	91%	-	-	-	1%	100%	100%	100%	100%	100%	100%

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

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B5a. Public: Role=Transportation/Housing/Public Works

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT			PRIV TYPE		PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff	Trans PubWk	Plan Ec Dv	R.E. Devt	Othr	Res Rent	Res Sale	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Yes	27%	49%	-	30%	26%	57%	-	69% FI	51%	100% K	57%	-	-	-	-	-
NO ANSWER	73%	51%	100%	70%	74%	43%	100%	31%	49%	-	43%	100%	100%	100%	100%	100%

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

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B5b. Public: Role=Planning/Economic Development

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT				PRIV TYPE		PRIVATE SECTOR		
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff	PubWk	Ec Dv	R.E. Devt	Othr	Res Rent	Res Sale	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Yes	39%	71%	-	44%	29%	81%	9%	86%	82%	82%	100%	-	-	-	-	-
				E		GG		G	G		J					
NO ANSWER	61%	29%	100%	56%	71%	19%	91%	14%	18%	18%	-	100%	100%	100%	100%	100%

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

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B6. Private: Primary business activity

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT				PRIV TYPE		PRIVATE SECTOR		
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff	PubWk	Ec Dv	Plan R.E. Devt	Othr	Res Rent	Res Sale	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Real Estate Development	30%	-	66%	25%	40%	-	-	-	-	-	-	100%	-	63%	68%	55%
					D										P	
Other	15%	-	33%	12%	21%	-	-	-	-	-	-	-	100%	38%	32%	45%
															O	
NO ANSWER	55%	100%	*%	63%	40%	100%	100%	100%	100%	100%	100%	-	-	-	-	-

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

B7a. Private: Sector=Residential for rent

	LIST		REGION		W/IN PUB		W/IN LOCAL GOVT				PRIV TYPE		PRIVATE SECTOR			
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff	PubWk	Ec Dv	R.E. Devt	Othr	Res Rent	Res Sale	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Yes	20%	-	44%	18%	14%	-	-	-	-	-	-	41%	49%	100%	55%	57%
														OP		
NO ANSWER	80%	100%	56%	82%	86%	100%	100%	100%	100%	100%	100%	59%	51%	-	45%	43%

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

ULI Infrastructure Belden Russonello Strategists January 2014

B7b. Private: Sector=Residential for sale

	LIST			REGION		W/IN PUB		W/IN LOCAL GOVT				PRIV TYPE		PRIVATE SECTOR		
	TOTAL	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff	PubWk	Ec Dv	R.E. Devt	Othr	Res Rent	Res Sale	Comm
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Yes	21%	-	46%	16%	36%	-	-	-	-	-	-	47%	45%	58%	100%	52%
					D										NP	
NO ANSWER	79%	100%	54%	84%	64%	100%	100%	100%	100%	100%	100%	53%	55%	42%	-	48%

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.

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B7c. Private: Sector=Commercial

TOTAL	LIST		REGION		W/IN PUB		W/IN LOCAL GOVT			PRIV TYPE			PRIVATE SECTOR		
	Public	Privt	US	Glbl	Local Govt	Othr	Elctd Apptd	Staff	Trans PubWk	Plan Ec Dv	R.E. Devt	Othr	Res Rent	Res Sale	Comm
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
NO ANSWER	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Comparison Groups: BC/DE/FG/FGHI/JK/LM/NOP

Independent Z-Test for Percentages

Upper case letters indicate significance at the 95% level.

Lower case letters indicate significance at the 90% level.