



Emerging Trends in Real Estate®

United States and Canada 2016



Gen Y and Housing

**WHAT THEY WANT AND
WHERE THEY WANT IT**

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AMERICA IN 2015

A ULI Survey of Views on Housing, Transportation, and Community



**Urban Land
Institute**

Building Healthy
Places Initiative



**Urban Land
Institute**

Terwilliger Center for Housing

Infrastructure2014

SHAPING THE COMPETITIVE CITY



Hong Kong's investment in high-quality transit has allowed the city to achieve remarkable densities, a superior quality of life, and protection of environmentally sensitive land areas.

HOW DO REAL ESTATE DEVELOPERS AND INVESTORS—who could pursue opportunities regionally, nationally, or internationally—think about infrastructure? How do city leaders use infrastructure investments to position their cities for real estate investment and economic development? What role does infrastructure play relative to other economic development strategies? And are public and private perceptions and priorities aligned—or do they diverge, and in what ways?

These were the central questions for *Infrastructure 2014: Shaping the Competitive City*, the eighth in an annual series of reports examining infrastructure trends and issues by ULI and EY.

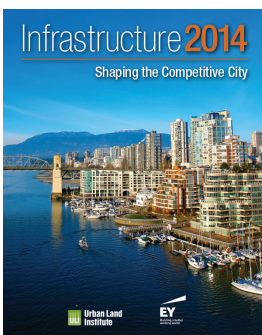
To provide answers, researchers for *Infrastructure 2014* crafted a series of survey questions and asked high-level public officials and private real estate leaders to weigh in. Nearly 250 public sector leaders in local and regional government and over 200 senior-level private developers, investors, and real estate advisers responded to the survey. About 86 percent of survey respondents were based in the United States, with the balance located in countries across the globe.

Nearly every city aspires to grow, and high-quality infrastructure—infrastructure that is well maintained, reliable, safe, resilient, and customer friendly—contributes to well-functioning, growth-

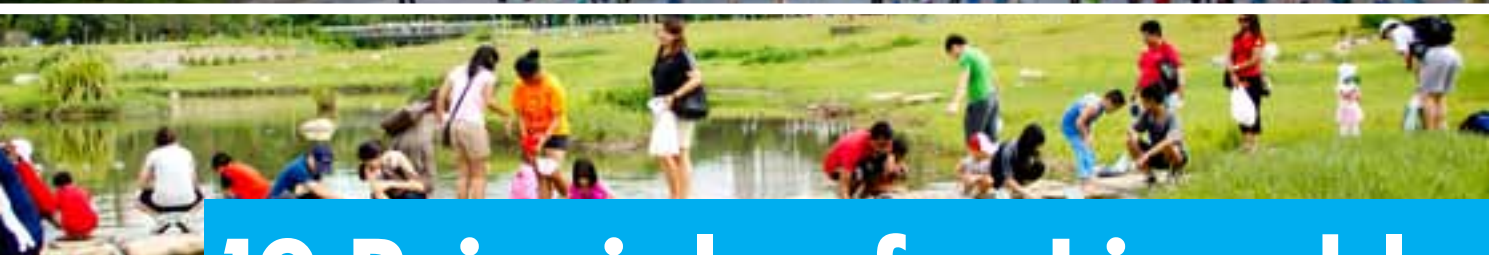
primed cities—cities that attract new residents and retain existing ones.

Infrastructure—the physical facilities and systems that support economic activity—is often seen as a driver of real estate and development, especially by those who are in the business of providing it. But do the people actually building and investing in real estate agree? The *Infrastructure 2014* survey tells us “yes”—and a number of other interesting things as well.

On many of the questions asked, there was strong convergence between the public and private sector respondents, and between U.S. and global ones. The survey provides a means for mutual learning and dialogue that can help advance the conversation about the role that infrastructure plays in shaping and promoting growth, infrastructure priorities, and opportunities to improve current practice.



This is a summary of key findings. We invite you to learn more about the *Infrastructure 2014* survey online and read the full report at www.uli.org/infrastructurereport and www.ey.com/realestate.



10 Principles for Liveable High-Density Cities

Lessons from Singapore