

The Bipartisan Infrastructure Deal (BID) **Spending and Other Provisions Pertinent to Real Estate and Community Development**

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The *Bipartisan Infrastructure Investment and Jobs Act* ([text as of Aug. 3; section-by-section](#) – also known as the “Bipartisan Infrastructure Deal” (BID) – would make unprecedented investments in U.S. infrastructure. It proposes \$550 billion (over five years) in new infrastructure investment. The Biden Administration estimates it would create around 2 million jobs per year over the next decade.

The BID seeks no tax increases on families or businesses as “pay-fors.”¹ If the Deal becomes law, it could re-imagine how our nation can productively move people, goods, power, and information from home to work, business to business, community to community – and building to building.

[Comprehensive summaries](#) and [fact sheets](#) from the Biden Administration break down the amounts invested in various infrastructure categories. They further explain how these investments can help tackle the climate crisis and advance economic opportunities in communities of color.

The following elements of the BID are of particular interest to real estate owners, community developers, and align with The Real Estate Roundtable’s [long-standing policies on infrastructure](#).

Roads and Bridges (\$110 billion):

- “The single largest dedicated bridge investment since the construction of the interstate highway system,” [according to the White House](#). Includes:
- \$36.7 billion: Increased funding for a competitive bridge grant program to ease the national bridge repair backlog.
- \$7.5 billion: More funds for RAISE grants, for locally or regionally-significant projects.
- \$5 billion: New grant program for multi-modal, multi-jurisdictional projects of national or regional significance.
- \$1 billion: First-ever program specifically dedicated to “reconstruct street grids” and “re-connect communities” historically divided along racial lines by development of the interstate highway system. (Claiborne Expressway in New Orleans and I-81 in Syracuse [cited by White House](#) as examples)

Inter-City and Passenger Rail (\$66 billion)

- “The largest federal investment in passenger rail since the creation of Amtrak,” [according to the White House](#). Includes:
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¹ This summary only pertains to the *Bipartisan Infrastructure Investment and Jobs Act*. It does not address spending and pay-for issues regarding the anticipated \$3.5 trillion budget resolution that Democrats in Congress plan to pursue through reconciliation rules to avoid a Senate filibuster.

- \$6 billion: Northeast Corridor grants for procurement and deferred maintenance backlog on the DC-to-Boston route.
- \$36 billion: Federal-State Partnership for intercity rail, with \$24B set aside for NE Corridor federal-state alignments.
- \$16 billion: Amtrak National Network for updated stations, safety investments, and collision-prevention technology.

Broadband Deployment (\$65 billion):

- “Ensures every American has access to reliable high-speed Internet,” [according to the White House](#). Includes:
- \$40 billion: Funding for states to deploy through formula-based grants.
- \$2 billion: Rural broadband support

Clean Drinking Water (\$55 billion)

- “The largest investment in clean drinking water in American history,” [according to the White House](#).
- Intended to replace all of the nation’s lead pipes (currently connected to over 10 million homes, and 400,000 schools in child care centers, predominantly located predominantly minority communities)
- Each \$5,000 investment to replace lead pipes leads to an estimated \$22,000 in health savings, as per the White House.

Public Transit (\$39.15 billion) includes:

- “The largest federal investment in public transit ever,” [according to the White House](#). Includes:
- \$19.15 billion: Additional funds to support local transit agencies’ contract authorities (43% over baseline levels).
- \$4.75 billion: “State of good repair” grants to support public bus and rail maintenance, replacement, and rehabilitation.
- \$8 billion: Capital Investment Grants for new and expanded commuter and light rail, bus, and ferry service.

Power Grid and Electric Vehicle Infrastructure

- Helps tackle the climate crisis by making “the largest investment in clean energy transmission and EV infrastructure in history.” Includes:
- \$65 billion: New high-voltage transmission lines to facilitate widespread adoption solar, wind, hydro, and other clean energy deployment over long distances
- \$7.5 billion: Build-out the first-ever network of EV chargers – to address “range anxiety” so consumers have faith that EV’s can be conveniently re-charged over long trips.
- \$5 billion: New DOE grant program to improve grid resiliency to extreme weather, wildfire, and national disaster.

- \$3 billion: “Smart Grid” investments such as integration of distributed energy into the grid.
- FERC receives enhanced authorities over states regarding siting decisions of long distance, high-voltage transmission lines – to help transport energy generated by large-scale wind and solar farms located in isolated areas to metro areas.

Airports (\$25 billion), includes:

- \$20 billion: runways, taxiways, and terminals.
- \$5 billion: Air traffic control towers and facilities.

Support for Public-Private Partnerships

- Raises the cap on tax-exempt private activity bonds (PABs) for surface transportation projects (from \$15 billion to \$30 billion).
- Authorizes PABs for rural broadband deployment.
- DOE public-private partnerships for electric grid transmission projects.
- Authorizes P3s to promote physical and cyber security of electric utilities.
- CO2 Infrastructure Finance and Innovation Act (CIFIA) for flexible, low-interest loans for carbon storage, capture, and utilization.
- Requires public sector applicants for popular low-interest DOT loans (i.e., TIFIA, RRIF) to evaluate use of P3 financing models.
- Authorizes new “Grid Deployment Authority” – a single, federal authority to permit and finance construction of high-voltage power lines across multiple states and localities. Could operate as an “infrastructure bank” for grid investments and modernization and help secure rights-of-way for new power lines.

Permit Streamlining

- Makes permanent the federal permitting “steering council” that coordinates multiple agency reviews for a single project (set to expire in 2022).
- Sets a 2-year permitting goal for complicated infrastructure projects.
- Establishes a “One Federal Decision” document to coordinate multiple agency reviews.

Commercial and Residential Buildings

- \$250 million: DOE revolving loan program for states to support residential and commercial building energy audits and retrofits.
- \$40 million: To states for workforce training of commercial and residential building energy auditors.
- \$10 million: Skills training for workers installing energy efficient building technologies.
- Direction to improve Commercial Building Energy Consumption Survey (CBECS) – key federal data set for EPA’s ENERGY STAR building program – with Congressional oversight.

- FERC directed to issue “model guidance” on connecting combined heat and power (CHP) systems to the grid.

Cyber Resiliency

- \$1 billion: New FEMA grant program to states and localities for cyber security enhancements.
- \$100 million: Direct support from CISA to public or private entities as they respond and recover from significant cyber-attacks.

Drought Response and Planning

- \$8.3 billion: Western water infrastructure (dam safety and repair, water efficiency, drought contingency planning).
- \$100 million: Support dams that have failed in the last two years.
- \$450 million: Competitive grant program for large-scale water recycling projects.

Community Resilience to Climate Change

- \$7 billion: For Army Corps of Engineers flood mitigation projects.
- \$5.25 billion: Funding for states and localities to purchase or lease Zero- or low- emission buses.
- \$4 billion: Investment tax credit carve-out for manufacturers in communities with closed coal plants to re-tool/build facilities that make or recycle solar panels, wind turbines, etc.
- \$3.5 billion: FEMA assistance to states and communities to reduce the risk of flood damage to homes and businesses through buy-outs, elevation programs.
- \$1 billion: FEMA’s Building Resilient Infrastructure and Communities (BRIC) program for pre-disaster mitigation.
- \$1.5 billion: Enhance EPA’s Brownfields redevelopment program.
- \$500 million: FEMA revolving loan program for states/localities to reduce and mitigate flooding.