



REQUEST FOR ACTION

Grant Application - Pilot Program for Transit-Oriented Development Planning

MEETING DATE:

July 6, 2026

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Consent Agenda

PRESENTER:

Brent Svenby

Action Requested:

Authorizing the submission of a grant application to the Federal Transit Administration Notice of Funding Opportunity: Pilot Program for Transit-Oriented Development Planning.

Report Narrative:

The Federal Transit Administration (FTA) has released a Notice of Funding Opportunity (NOFO) for approximately \$28.5 million in competitive grant funding through its FY 2026 Pilot Program for Transit-Oriented Development (TOD) Planning. The program supports comprehensive and site-specific planning efforts that integrate transportation investments with land use planning around major transit corridors and transit facilities.

The City proposes to submit an application to explore the possibility of establishing an abatement district along the LINK route that could be used to incentivize development along the corridor and/or use abatement for operations assistance of the LINK itself. Eligible activities include corridor and station area planning, zoning and land use analysis, housing strategies, multimodal transportation planning, pedestrian and bicycle connectivity improvements, infrastructure assessments, development financing strategies, and implementation plans.

The program is intended to promote:

- Increased housing opportunities, including attainable and workforce housing;
- Mixed-use development near transit facilities;
- Enhanced pedestrian and bicycle access;
- Improved transit ridership and connectivity;
- Economic development and private investment; and
- Coordination between transportation and land use planning.

FTA generally limits the federal share to 80 percent of total project costs, requiring a local match of at least 20 percent. It is anticipated that staff time can be used for the 20% match. Applications demonstrating committed matching funds, strong partnerships, and clear implementation strategies receive higher evaluation scores.

If awarded, the grant would provide Rochester with resources to develop strategies that support long-term growth, housing production, transportation efficiency, and economic development goals. Grant

applications are due July 10, 2026, and award announcements are expected later in 2026.

Priorities & Foundational Principles:

Transformational Capital Projects

Policy Considerations & DEI Impact:

The proposed Transit-Oriented Development (TOD) Planning Grant application is consistent with the City's goals of promoting sustainable growth, expanding housing opportunities, supporting economic development, and improving transportation options. Transit-oriented development encourages more efficient land use patterns by concentrating housing, employment, and services near transportation corridors and transit facilities. Planning efforts funded through this grant may help identify strategies to support future development along the LINK corridor and/or operational assistance.

Prior Legislative Actions & Community Engagement:

2018: City was awarded \$765,000 from the Pilot Program for Transit-Oriented Development Planning to develop TOD plans along the LINK corridor.

Fiscal & Resource Impact:

If awarded, the grant requires a 20% match. It is anticipated that staff time can be used for the 20% match.

Alternative Action(s):

No alternative actions are suggested at this time.

Prepared By:

Brent Svenby

Attachments: