

DEPARTMENT OF TRANSPORTATION

Federal Transit Administration (FTA), USDOT.

Pilot Program for Transit-Oriented Development Planning Project Selections

AGENCY: Federal Transit Administration

**ACTION: Pilot Program for Transit-Oriented Development Planning
Announcement of Project Selections and Implementation Guidance**

PILOT PROGRAM FOR TRANSIT-ORIENTED DEVELOPMENT PLANNING

This document announces project selections for the Pilot Program for Transit-Oriented Development Planning (TOD Planning Program) which supports comprehensive and site-specific planning efforts associated with new fixed guideway and core capacity improvement transit capital projects and provides guidance for TOD project implementation.

DATE OF APPROVAL: 12/27/2024

SUMMARY: The U.S. Department of Transportation's (USDOT) Federal Transit Administration (FTA) announced the selection of projects with Fiscal Year (FY) 2024 and prior years' appropriations for the [Pilot Program for Transit-Oriented Development Planning](#) and provides administrative guidance on project implementation.

FOR FURTHER INFORMATION CONTACT: Successful applicants should contact the appropriate FTA regional office for information regarding applying for the funds. A list of regional offices can be found at [FTA Regional Offices](#). For program-specific information, applicants may contact April McLean-McCoy, Office of Planning and Environment at (202) 366-7429 or april.mcleanmccoy@dot.gov. A telecommunications

device for the deaf (TDD) is available at 1-800-877-8339 (TDD/Federal Information Relay Service).

SUPPLEMENTARY INFORMATION: This program is authorized in federal public transportation law (Section 20005(b) of the Moving Ahead for Progress in the 21st Century Act, with funding authorized by 49 U.S.C. § 5338(a)(2)(B), and section 30009 of the Bipartisan Infrastructure Law, enacted as the Infrastructure Investment and Jobs Act). On May 23, 2024, FTA published a [Notice of Funding Opportunity \(NOFO\) announcing](#) the availability of approximately \$10.5 million in funding for this program. The TOD Planning Program supports comprehensive and site-specific planning efforts associated with new fixed guideway and core capacity improvement transit capital projects. In response to the NOFO, FTA received 35 project proposals from 23 States requesting \$31.9 million in federal funds. Project proposals were evaluated based on each applicant's responsiveness to the program evaluation criteria outlined in the NOFO. Three of the 35 projects were deemed ineligible to receive funds because they did not meet the eligibility requirements described in the NOFO. On [October 31, 2024, FTA announced approximately \\$10.5 million in funding for 11 projects](#), as shown in Table I.

This NOFO included priority considerations for projects that support the U.S. Department of Housing and Urban Development (HUD) and the U.S. Interagency Council on Homelessness (USICH) House America Initiative, meet FTA's Affordable Housing Incentive, and are potentially eligible for TIFIA/RRIF financing for transit-oriented development made available by the Build America Bureau. Additionally, it included a commitment to incentivize applicants who met the Affordable Housing Incentive with up to a 100% federal match.

The FY24 selection funds eligible TOD Planning Program proposals that support affordable housing and rural planning, including opportunities for first-time recipients. This funding amounts to \$10,496,164 disbursed to 11 projects in 10 states covering both large urban and rural areas. Ten projects support local affordable housing plans or policies, the House America Initiative, and the Affordable Housing Incentive identified in the NOFO. To qualify for the Affordable Housing Incentive, applicants must identify particular affordable housing policies in their planning proposal, such as:

1. Strategic policies that reduce regulatory barriers to the development of affordable housing or infill development (*e.g.*, inclusionary zoning that specifies a percentage of new units are affordable for targeted incomes, the provision of density bonuses for the creation of affordable housing units, or a partnership with a community development corporation to accelerate affordable housing plans);
2. Policies that support affordable rental opportunities;
3. Policies that relax parking standards and reduce parking minimums;
4. Policies that support permanent affordable housing for disadvantaged groups in areas with high incidence rates of homelessness; and
5. Policies that encourage streamlined permitting for affordable housing units; or
6. Policies to encourage TOD, including actions that reduce regulatory barriers that unnecessarily raise the costs of housing development or impede the development of affordable housing.

FTA provided 7 highly-competitive projects that supported the Affordable Housing Incentive with a 100% federal share.

Recipients selected for competitive funding should work with their FTA regional office to submit a grant application in FTA's Transit Award Management System (TrAMS) for the projects identified Table I to obligate funds. Grant applications must only include eligible comprehensive or site-specific planning activities applied for in the original project application. Funds must be used consistent with the competitive proposal and for the eligible planning purposes established in the NOFO. Recipients should contact FTA's program-specific contact listed above with any questions regarding eligible activities.

A discretionary project identification number has been assigned to each project for tracking purposes and must be used in the TrAMS application. Selected projects are eligible to incur costs under pre-award authority no earlier than the date projects were publicly announced, on October 31, 2024. Pre-award authority does not guarantee that project expenses incurred prior to the award of a grant will be eligible for reimbursement, as eligibility for reimbursement is contingent upon all applicable requirements having been met. For more about FTA's policy on pre-award authority, please see the current FTA Apportionment, Allocations, and Program Information at <https://www.govinfo.gov/content/pkg/FR-2024-05-31/pdf/2024-11934.pdf>. Post-award reporting requirements include submission of the Federal Financial Report and Milestone Progress Reports in TrAMS, as appropriate (see [Grant Management Requirements C.5010.1E](#), updated December 2024, and [Program Guidance for Metropolitan Planning and State Planning and Research Program Grants C.8100.1D](#)). Recipients must comply with all applicable federal statutes, regulations, executive orders, FTA circulars, and other federal requirements in executing projects supported by the FTA grant. FTA emphasizes that all other recipients must follow all third-party procurement guidance as

authorized by 49 U.S.C. 5325(a) and described in [FTA C.4220.1F](#). Funds allocated in this announcement must be obligated in a grant by September 30, 2028.

TABLE I
**FISCAL YEAR 2024 PILOT PROGRAM FOR TRANSIT-ORIENTED
DEVELOPMENT PLANNING SELECTIONS**

<u>FY 2024 Pilot Program for TOD Planning Funding</u>			
State	Recipient Name	Project Title	Amount
CA	Santa Clara Valley Transportation Authority	Gilroy Station Area Plan	\$900,000
HI	City and County of Honolulu	Transforming Iwilei-Kaplama: Connecting People and Places	\$2,000,000
LA	New Orleans Regional Transit Authority	Equitable Transit-Oriented Communities	\$950,000
MD	Maryland Department of Transportation-Maryland Transit Administration on behalf of the University of Maryland	Preparing for the Purple Line: An Anti-displacement Plan	\$1,649,931
NJ	New Jersey Transit Corporation	Paterson Station TOD Master Plan	\$380,000
NV	Regional Transportation Commission of Southern Nevada	Connecting Charleston Blvd TOD Initiative: Complementing a USDOT-funded fixed guideway project w/ a planning study to engage multiple entities with the challenges & opportunities surrounding TOD	\$351,233
PA	Southeastern Pennsylvania Transportation Authority	T1 Corridor TOD and Multimodal Access Analysis	\$460,000
OK	City of Oklahoma City	Classen Boulevard Corridor Equitable Transit-Oriented Development (ETOD)	\$975,000
TN	Chattanooga Area Regional Transportation Authority	Brainerd Road/Lee Highway TOD Capacity Study	\$630,000
TX	North Central Texas Council of Governments	Trinity Railway Express Transit-Oriented Development Strategic Plan	\$1,000,000
TX	Metropolitan Transit Authority of Harris County, TX	Transit-Oriented Development Planning for the Gulfton Corridor	\$1,200,000
			\$10,496,164