

From: Jean Walsh

Sent: Wednesday, November 19, 2025 9:14:13 AM

To: MTC-ABAG Info <info@bayareametro.gov>

Subject: Upholding the Integrity of the Transit-Oriented Communities policy

To the Metropolitan Transportation Commission,

I am writing to you today as a Director on the AC Transit Board to urge the Commission to stand firm on the commitments made in 2022 and require full compliance with the Transit-Oriented Communities (TOC) Policy as it was originally designed and unanimously adopted.

To water this policy down now would be a disservice to the region and to the transit agencies that form the backbone of the Bay Area's mobility.

The TOC Policy provides the strongest path to increasing transit ridership. In this post-COVID, remote-work era, the old models of commuting are shifting. Concentrating jobs and housing near transit is not just a "best practice"—it is essential for the survival of sustainable transit service.

I find the newly proposed TOC Policy scoring system to be inadequate.

The proposal grants meaningful credit at just 40% compliance—a threshold too low to effect real change to the status quo. Furthermore, it awards full credit at only 85% compliance. This allows jurisdictions to sidestep crucial requirements, allowing them to avoid implementing density minimums or parking maximums.

Density minimums and parking maximums are not optional "nice-to-haves." They are essential for true Transit-Oriented Development.

I respectfully request that you follow through on the strong, visionary policy the Commission unanimously adopted in 2022. We can't afford to retreat to half-measures.

Sincerely,

Jean Walsh AC Transit Director, Ward 2

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