

City of Cotati

Sonoma County, California



January 26, 2026

Metropolitan Transportation Commission
Bay Area Metro Center
375 Beale Street
San Francisco, CA 94105

**SUBJECT: REQUEST TO MAINTAIN OBAG FUNDING FOR TOC POLICY COMPLIANCE
PUBLIC COMMENT (ITEM 14.a)**

ABAG/MTC Commissioners,

On behalf of the City Council of the City of Cotati (Cotati), I am writing to highlight the importance of Transit Oriented Communities (TOC) policy consistency in determining One Bay Area Grant (OBAG) funding. In the City of Cotati, we have spent significant staff time and resources to make the difficult and permanent zoning changes in our community to ensure consistency with the direction provided by the ABAG/MTC (Resolution No. 4530). However, it has recently come to our attention that as the ABAG/MTC Commission finalizes OBAG funding decisions, the ABAG/MTC is considering backing away from commitments to tie OBAG funding to TOC consistency. If true, this move away from TOC consistency in the OBAG funding determination is very concerning, as it would penalize the communities have been proactive and following ABAG/MTC's direction in good faith. Communities throughout the Bay Area, like Cotati, would be saddled with the downside of creating uncomfortably dense and irreversible TOC zoning without the needed infrastructure funding to address these issues.

Cotati supports the recommendation to create a TOC funding set aside for the OBAG/STP allocations, funded out of the regional share. In addition, we request that MTC continue exploring alternative funding sources for the TOC incentive program, as future opportunities may arise that could be a good fit to help leverage and extend OBAG funds. We understand that some jurisdictions may not have adequate resources to achieve full or even partial compliance and completely removing eligibility for OBAG funds due to limited resources could be overly penalizing. However, we also believe that it is equally important to reward jurisdictions who have allocated their scarce resources toward meeting the TOC policy priorities as directed by ABAG/MTC over the past year.

As ABAG/MTC discusses requirements and incentives in February, we support incorporating TOC considerations into the scoring of County program applications at the County level rather than at the regional level, as this approach aligns local priorities with regional housing and transportation objectives. We also recommend that the

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advancement of the TOC policy recognize both the progress already achieved and efforts currently underway. The OBAG funding decisions should be supportive of Bay Area cities that are actively developing TOC initiatives to implement regional goals, while recognizing that each community must decide for themselves which strategies are most feasible.

Given this, the City of Cotati supports the ABAG/MTC Commission recommendation to include a set-aside of OBAG funds. This would allow jurisdictions to remain eligible for OBAG funding, even if they are unable to achieve TOC compliance, but doesn't undercut the prior guidance and support for TOC implementation at the eleventh hour. The set-aside funds would allow communities that are leading the way in implementing TOC policies with the needed funding to improve transit access, implement Plan Bay Area 2050+ goals and reduce our dependence on automobile transportation in the Bay Area.

Thank you for your consideration of this very important matter.

Sincerely,

Signed by:

Sylvia Lemus

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Sylvia Lemus

Mayor

City of Cotati