

Metropolitan Transportation Commission
MTC Planning Committee

February 14, 2025

Agenda Item 7a

Transit Oriented Communities Policy: Planning Grant Awards

Subject:

Approval of \$20 million in grants to local jurisdictions to support Transit Oriented Communities (TOC) policy planning across the four TOC Policy areas of land use density, housing policy, parking management, and station access and circulation.

Background:

In September 2022, MTC adopted the TOC Policy (MTC Resolution No. 4530) to support the region's transit investments by creating communities around transit stations and along transit corridors that not only enable transit ridership, but also are places where Bay Area residents of all abilities, income levels, and backgrounds can live, work, and access services. The TOC Policy focuses on the core elements of land use density, affordable housing, parking management, and complete streets/multimodal access to implement Plan Bay Area 2050 strategies. The TOC Policy applies to the half-mile area around existing and planned fixed-guideway transit stops and stations (i.e., regional rail, commuter rail, light-rail transit, bus rapid transit, and ferries). MTC Resolution No. 4530 was revised in October 2023 to clarify the application of the TOC Policy to transit extensions.

Since the TOC Policy was adopted, staff developed and published [Administrative Guidance](https://mtc.ca.gov/digital-library/5023804-mtc-administrative-guidance-transit-oriented-communities-policy) (https://mtc.ca.gov/digital-library/5023804-mtc-administrative-guidance-transit-oriented-communities-policy) to clarify policy requirements and instruct local governments how to submit compliance documentation. The guidance was developed based on extensive engagement with local government staff, practitioners, advocates, and policy experts.

Call for Projects:

On September 30, 2024, staff released a coordinated call for projects for TOC Policy planning (\$20 million) and capital investments (\$40 million). The TOC planning applications were due on November 22, 2024. Capital applications were due December 20, 2024, with recommended awards anticipated in March 2025. Following the initial planning call for projects announcement, staff conducted extensive outreach to cities and counties eligible for these funds through

webinars, presentations at local planning collaboratives, and over 50 hours of one-on-one office hours with local jurisdiction staff. MTC received 79 applications across all four TOC Policy areas totaling \$29.9 million. Application requests for the land use density and housing policy TOC Policy areas exceed the amounts available for those funding categories. Parking requests are approximately \$102,000 below the amount available. Access and circulation requests are \$1.75 million below the amount available.

Table 1. Summary of Applications Received by TOC Policy Area

TOC Policy Area	Number of Applications Received	Total Funding Request	Total Funding Available
Land Use Density (Specific Plans and Zoning Changes)	24	\$14,665,000	\$8,000,000
Housing Policy	22	\$7,078,000	\$2,000,000
Parking Management	18	\$3,898,000	\$4,000,000
Station Access and Circulation	15	\$4,250,000	\$6,000,000
Total	79	\$29,891,000	\$20,000,000

Recommended Awards:

Applications were evaluated based on standardized evaluation criteria assessing the impact to achieve TOC compliance in the respective policy area; alignment with existing local and regional priorities; project feasibility and project readiness. To assist the largest number of applicants to achieve TOC compliance, staff prioritized land use density technical assistance requests over specific plans. Staff also prioritized housing policy applications focusing on preservation and/or protections policies as well as joint, multi-jurisdictional applications with sub-regional goals. Applicants for parking and station access and circulation will receive technical assistance to support multi-modal planning and policy adoption.

Following the evaluation process there is an additional \$120,000 in the station access and circulation category, bringing the total available balance to \$1.87 million. To respond to the differing levels of demand for the TOC Policy categories, staff propose to rebalance the funding to meet demand as much as possible. The staff proposal includes:

- Allocate an additional \$1.45 million to the Land Use Density category, which enables funding three more grants than otherwise would have been possible.
- Allocate an additional \$200,000 to the Housing Policy category to ensure that higher ranking proposals receive adequate funding to complete the work scope to better achieve proposed policy outcomes.
- Given the extreme over-subscription for the Housing Policy category, allocate an additional \$225,000 to the Regional Housing Technical Assistance (RHTA) Program, which will enable MTC-ABAG to benefit a larger number of jurisdictions through cost-effective products with multi-jurisdictional impact. While there is insufficient funding to provide grants to all applicants, this will support the RHTA Program's current direction to support TOC Policy compliance.
- Allocate the \$102,000 parking balance within the Parking category to complete the work scope and achieve TOC Policy compliance for a project submitted with an underestimated project budget.

All award recommendations are summarized in Attachment B, along with additional details for each funding category. Across all the funding categories, 157 TOC station areas are receiving some form of planning or technical assistance.

Technical Assistance Support to Implement TOC Policies:

In addition to the grant awards, staff will provide additional technical assistance by developing templates and materials for jurisdictions to use for compliance, including but not limited to the assistance offered through the RHTA Program noted above. Staff will provide one-on-one technical assistance, as needed, to support successful implementation and will prioritize jurisdictions not awarded through this call for projects.

Issues:

Staff recommends conditional awards for two projects. Staff recommends conditioning the Healdsburg Depot Sonoma-Marín Area Rail Transit (SMART) Station Area Plan on coordinated scope development between Healdsburg, SMART and Sonoma County Transportation Authority staff to ensure shared understanding of the project by all agencies. Staff also recommend conditioning the Millbrae BART/Caltrain station parking project award on the city executing

consultant and MTC grant agreements for its existing Priority Development Area (PDA) planning grants awarded in 2023 by September 30, 2025.

Next Steps:

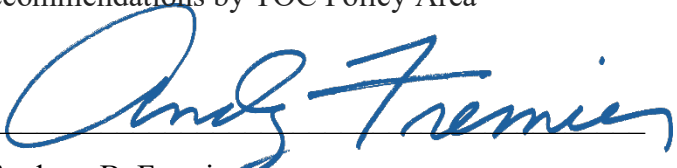
Following approval, staff will work with awardees to confirm work scopes and begin the contracting process to complete the work. Staff anticipate projects to begin in summer 2025.

Recommendation:

Staff request the MTC Planning Committee to approve \$20 million in grants to local jurisdictions as shown in Attachment B to support TOC policy compliance across the four TOC Policy areas of land use density, housing policy, parking management, and station access and circulation. Associated programming revisions to MTC Resolution Nos. 4202, Revised; 4505, Revised; and 4540, Revised will be included in the March 12, 2025, Programming and Allocations Committee packet.

Attachments:

- Attachment A: Presentation
- Attachment B: Summary of Award Recommendations by TOC Policy Area



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