

Draft TOC Evaluation Framework Applied to Example Jurisdiction

To support implementation of the Transit-Oriented Communities (TOC) Policy, MTC has developed a draft evaluation framework that provides a structured, point-based approach for assessing how well local jurisdictions are aligning with the policy's core goals. The framework translates the TOC Policy's priorities—such as increasing density near transit, advancing affordable housing, managing parking effectively, and improving station access—into clear and measurable standards.

The scorecard below offers a hypothetical example to demonstrate how the draft evaluation framework would operate in practice using a hypothetical jurisdiction scenario. A '✓' indicates that the jurisdiction is compliant with that standard. A 'X' indicates a standard that the jurisdiction has not met.

Density

Standard	Standard Met?	Points Awarded
Minimum Density – Residential (Dwelling Units per Acre – DU/A)	X	0
Minimum Density – Commercial Office (Floor Area Ratio - FAR)	X	0
Maximum Density – Residential (Dwelling Units per Acre – DU/A)	✓	8
Maximum Density – Commercial Office (Floor Area Ratio – FAR)	✓	5
Total Points		13

Affordable Housing / Commercial Stabilization

Standard	Standard Met?	Points Awarded
Production Policy A	✓	4
Production Policy B	✓	4
Preservation Policy A	✓	4
Preservation Policy B	X	0
Protection Policy A	✓	4
Protection Policy B	X	0
Commercial Stabilization Policy	✓	1
Total Points		17

Parking

Standard	Standard Met?	Points Awarded
Minimum Auto - Residential	✓	2
Minimum Auto - Commercial	✓	2
Maximum Auto – Residential (spaces / unit)	X	0
Maximum Auto – Commercial (spaces/ 5,000 sq. ft.)	X	0
Minimum Bicycle – Residential (spaces / unit)	✓	3
Minimum Bicycle – Commercial (spaces/ 5,000 sq. ft.)	✓	3
Allow Unbundled Parking	✓	1
Allow Shared Parking	✓	1
Parking Management Policy	✓	1
Total Points		13

Station Access & Circulation

Standard	Standard Met?	Points Awarded
Compliant Complete Streets Policy	✓	3
Prioritize or Implement Active Transportation Projects	✓	7
Compliant Access Gap Analysis	X	0
Compliant Mobility Hub Plan/ Project / Application	✓	7
Total Points		17

Score Summary

Component	Total Points
Density	13
Affordable Housing / Commercial Stabilization	17
Parking	13
Station Access & Circulation	17
Total	60

The draft score of 44 would place this example jurisdiction in the “Partially Compliant” Level as currently drafted.

Draft Compliance Levels

Level 3 – Not Compliant	Level 2 – Partially Compliant	Level 1 – Fully Compliant
0 – 39	40 – 84	85+