

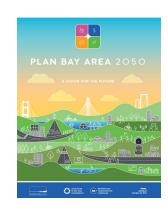
Transit Oriented Communities Policy2024 Planning and Implementation Grants

MTC Planning Committee February 14, 2025



Coordinated Call for Projects

Advance Transit Oriented Communities (TOC) Policy compliance through a mix of planning and capital grants.



Planning Grants

- Planning funding focused on TOC Policy compliance
- Call for projects released
 September 30, 2024
- Applications due November 22, 2024
- \$20 million total

Capital Grants

- Capital funding for implementation/design/ construction
- Call for projects released September 30, 2024
- Applications due December 20, 2024
- Anticipated awards: March 2025
- \$40 million total

TOC Policy (2022)



Photo credit: Noah Berger

- Supports region's transit investments by creating communities around transit stations and along transit corridors
- Applies to half-mile area around existing and planned fixed-guideway transit stops and stations
- Four policy areas for jurisdiction compliance:
 - Land use density
 - Housing policy
 - Parking
 - Station access and circulation

Planning Grant Program Goals (\$20 Million)

- TOC Policy Implementation: support local governments to meet TOC standards in light of 2026 compliance timeline.
- Focus on Impact: Prioritize investments to achieve greatest co-benefits across land use, transportation and climate activities.
 - Density: Increasing residential and commercial densities around station areas
 - Housing: Adopting housing policies from the 3Ps (production, preservation and protection)
 - Parking: Adjusting minimum and maximum parking ratios as well as transportation demand management policies
 - **Access**: Planning for station access that includes active transportation uses and mobility hub infrastructure

Planning Grant Program Highlights

Eligibility Criteria

- Must be TOC Station Area
 - Non-TOC jurisdictions able to "opt in" per MTC Resolution No. 4530
- Must contribute towards TOC Policy compliance (density, housing policy, parking, station access)

Eligible Outcomes & Products

- New and updated comprehensive plans (e.g., Specific Plan)
- Adoption of specific policies, zoning updates, or implementation document(s)





Call for Projects



Notifications to city, transit agency and county transportation agency (CTA) staff



Webinars and county presentations



50+ hours of 1:1 office hours held with applicants



Simplified applications and coordinated release to support local planning and efficiency

Applications Received

TOC Policy Area	Number of Applications Received	Total Funding Available (in Millions)	Total Funding Requested (in Millions)
Specific Plans and Zoning Changes	24	\$8	\$15
Housing Policy Development	22	\$2	\$7
Parking Management	18	\$4	\$4
Station Access and Circulation	15	\$6	\$4
Totals	79	\$20	\$30

Recommended Awards

58 awards 33 grantees 157 TOC Areas \$20 million

TOC Category	Number of Awards
Specific Plans and Zoning Changes	19
Housing Policy	7
Parking Management	18
Station Access and Circulation	14
Total	58

Recommended Awards



Specific Plans and Zoning Changes



Enable new development within TOC areas to be built at sufficiently high densities to support transit ridership and increase the proportion of trips taken by transit.

Call for Projects Summary

- \$8M available
- o Received: 22 applications; \$14.7M requested
- Recommendation: 19 applications; \$9.5M for award



TOC Policy Goal

Adopt six total housing policies from the "3Ps" menu (two each from production, preservation, and protection) to support affordable housing near transit.

Call for Projects Summary

- \$2M available
- Received: 22 applications; \$7.1M requested
- Recommendation: 7 applications; \$2.4M for award

Recommended Awards

Capital implementation recommendations anticipated in March



TOC Policy Goal

Reduce automobile trips and prioritize the limited land area near transit for other shared transportation modes and active transportation.

Call for Projects Summary

- \$4M available
- Received: 18 applications; \$3.9M requested
- Recommendation: 18 applications; \$4M for award



TOC Policy Goal

Improve multimodal access to and within TOC station areas.

Call for Projects Summary

- \$6M available
- Received: 15 applications; \$4.3M requested
- Recommendation: 14 applications; \$4.1M for award

Package of TOC Compliance Support

In addition to TOC grant awards, support for TOC Policy compliance includes:

- Regional Housing Technical Assistance (RHTA) focused on TOC Implementation
- Existing Priority Development Area (PDA) and Priority Sites grants
- Ordinance templates
- Additional TOC Policy-specific technical assistance
- Potential for planning funds through OBAG4



Credit: Amie Holbrook



Credit: Nelson Nygaard Consulting Assoc



Credit: Costar

TOC Planning Grants Next Steps

February 2025:

Request approval of recommended TOC Policy Planning Grants

March 2025:

Begin contracting process with jurisdictions

Summer 2025:

Project kickoffs

