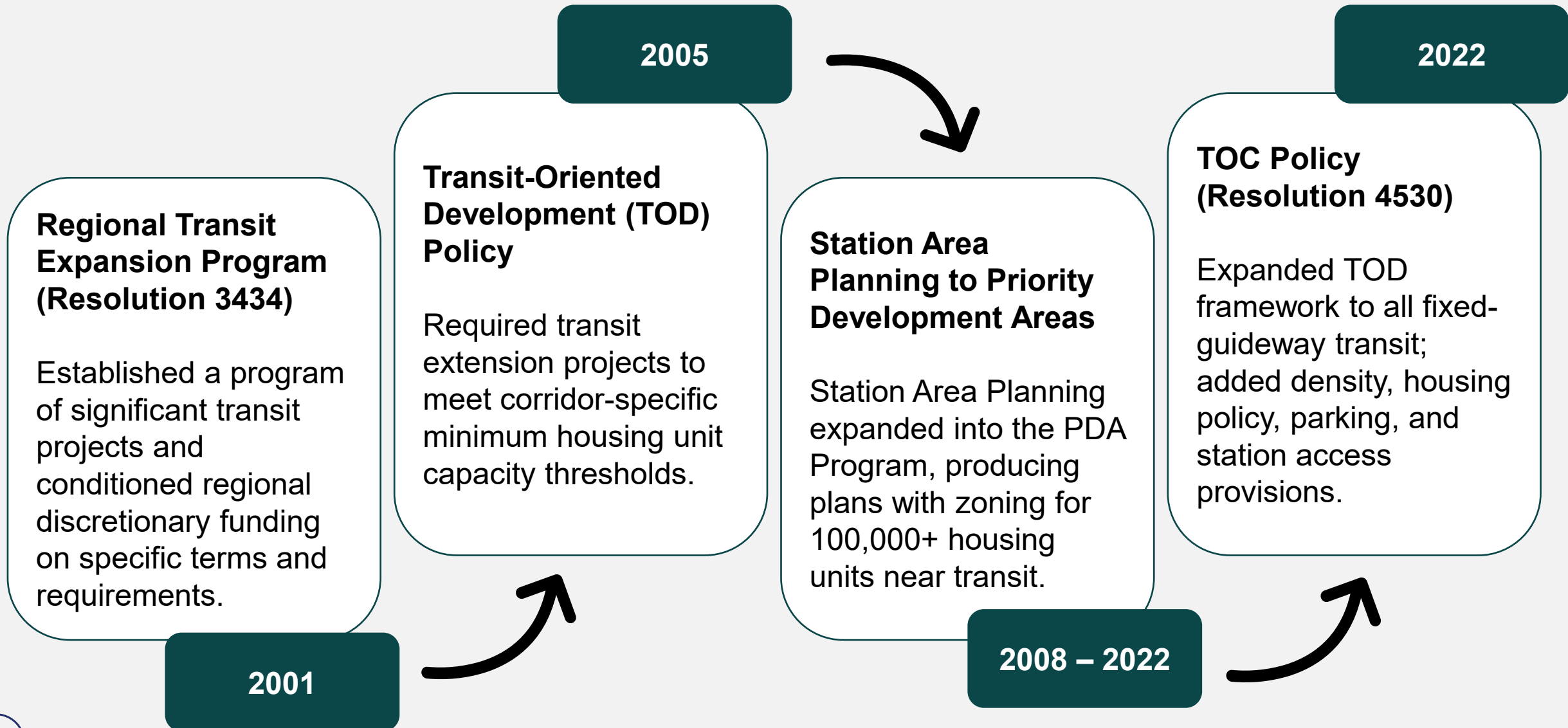


# Transit-Oriented Communities (TOC) Policy & Transit Extensions



Planning Committee  
May 8, 2026

# From TOD to TOC: MTC's Policy History

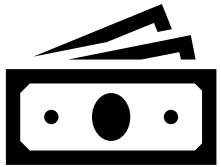


# TOC Policy vs. TOC Incentive Program



## TOC Policy (September 2022)

- Adopted the TOC Policy via **MTC Resolution No. 4530**, including four key components of density, housing, parking, and station access
- Signaled that future OBAG cycles would prioritize TOC-consistent station areas



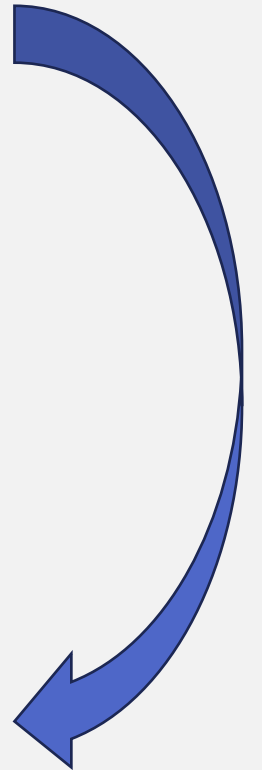
## TOC Incentive Program (February 2026)

- Adopted the TOC Policy Evaluation Framework via **MTC Resolution No. 4754**, with a 100-point scoring system and 85-point threshold for incentives
- Set July 2027 deadline for jurisdictions to qualify for OBAG4 formula-based awards

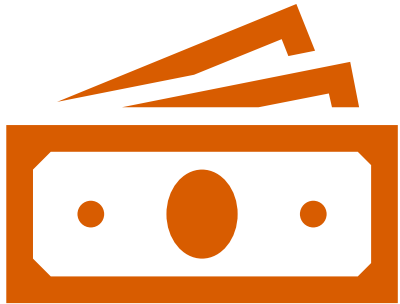


## TOC Policy Amendment (*Today's Item*)

- Proposed revisions to original TOC Policy via **MTC Resolution No. 4530, Revised**, primarily related to handling of transit extension projects in Appendix 1



# Transit Extensions: Scale, Timing, and Regional Impact



The Bay Area will invest \$28 billion in transit extensions through 2050. RM3 alone *allocates more than \$2.75 billion across 20 capital projects*, augmented with billions more in federal & state dollars.



New stations are once-in-a-generation opportunities. Station construction triggers real estate activity; *supportive policies beforehand maximize the investment* and reduce displacement pressure.



The transit network depends on **supportive policies** across density, housing, parking, and station access in station areas. The TOC Policy is an **essential tool to implement the strategies and vision** of Plan Bay Area 2050+.

# Transit Extensions: TOC Policy Applicability

*Applies to projects in Plan Bay Area 2050+ seeking funding allocation or endorsement, including:*

- BART to Silicon Valley Phase 2
- Capitol Corridor South Bay Connect
- Capitol Corridor Hercules Station
- Irvington BART
- SMART to Healdsburg
- SMART to Cloverdale
- The Portal (*Caltrain Downtown Extension*)
- Valley Link
- *New WETA Ferry Terminals*
- *New Bus Rapid Transit (BRT) Lines*



Source: Caltrans District 4



Source: Jim Maurer



Source: Noah Berger

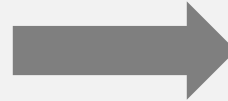


Source: Caltrans District 4

# Transit Extensions & TOC: From Fixed Deadline to Flexible Path

## Current Policy

All transit extension TOCs must achieve consistency by 2026 — a **fixed deadline** with limited flexibility or connection to project delivery realities.



## Proposed Change

A structured path forward: sponsors and jurisdictions commit to a work plan and demonstrate progress — with **more time** and **more flexibility** in how consistency is achieved.

*Extending flexibility to transit extension areas that need more time to meet TOC requirements is consistent with the Commission's action under OBAG 4.*

# Upcoming Projects and TOC Consistency

The work plan must demonstrate **the steps jurisdiction(s) will take to achieve 85 points** on the TOC Evaluation Framework.

## TOC Consistency Gap

Many station areas are far below the 85-point TOC Incentive Program threshold as of spring 2026.

## Grants Awarded to Accelerate Progress

Several transit extension projects have active grants to complete TOC-consistent policies in the next few years.

MTC's monitoring of local actions to achieve TOC consistency is **critical in maximizing the success of major new transit investments.**

# Proposed Amendments to TOC Policy

## Transit Extensions: Transparency & Reporting

- Remove 2026 deadline
- Sponsor/jurisdiction work plan documenting actions needed to reach 85 points\* prior to construction, or within 5 years after an allocation/endorsement (*whichever is later*)
- Progress reports to the Commission annually or within 6 months after an allocation/endorsement (*whichever is sooner*)
- Reporting requirements cease once 85-point consistency is achieved
- Continued lack of progress toward TOC Policy consistency could impact future MTC funding and/or endorsement decisions

## Other Minor Amendments

- Clarify that the Commission will further consider the evolving role of the TOC Policy at the start of the next OBAG cycle
- Align nomenclature with the TOC Evaluation Framework approved under MTC Resolution No. 4754

# Staff Recommendation

Staff requests that the Commission adopt MTC Resolution No. 4530, Revised, amending the Transit-Oriented Communities Policy to:

- **Provide greater flexibility to transit extension projects** seeking non-OBAG regional discretionary funding or MTC endorsements for federal or state discretionary capital funding
- **Clarify that the Commission will further consider the evolving role of the TOC Policy** at the start of the next OBAG cycle
- **Align nomenclature with the TOC Evaluation Framework** approved under MTC Resolution No. 4754



*Credit: Karl Nielsen*