

Transit Oriented Communities Policy Planning Grant Awards Summary

Total funding request received: \$29,891,000
 Total recommended funding request: \$20,000,000

Table 1. Summary of Award Recommendations by TOC Policy Area

County	Project Sponsor	TOC Station(s)	Specific Plans and Zoning Changes	Housing Policy Development	Parking Management	Station Access and Circulation	Total	No. of Awards
Alameda	Alameda County Community Development Agency	Bay Fair BART Castro Valley BART	\$1,000,000	\$400,000	\$300,000	\$400,000	\$2,100,000	4
Alameda	Berkeley	Ashby BART				\$400,000	\$400,000	1
Alameda	Emeryville	Emeryville Capitol Corridor		\$250,000			\$250,000	1
Alameda	Hayward	Hayward BART			\$300,000	\$300,000	\$600,000	2
Alameda	Oakland	All TOCs in Jurisdiction (37)			\$300,000		\$300,000	1
Alameda	Pleasanton	Dublin-Pleasanton BART			\$150,000	\$150,000	\$300,000	2
Alameda	San Leandro	All TOCs in Jurisdiction (6)				\$265,000	\$265,000	1
Contra Costa	Antioch	Antioch BART	\$650,000		\$100,000	\$100,000	\$850,000	3
Contra Costa	Concord	Concord BART	\$185,000		\$300,000		\$485,000	2
Contra Costa	Contra Costa County	Pleasant Hill BART				\$400,000	\$400,000	1
Contra Costa	El Cerrito	El Cerrito Plaza BART El Cerrito del Norte BART	\$270,000				\$270,000	1
Contra Costa	Lafayette	Lafayette BART				\$350,000	\$350,000	1
Contra Costa	Orinda	Orinda BART			\$300,000		\$300,000	1
Contra Costa	Pittsburg ¹	Pittsburg Center BART Pittsburg/Bay Point BART	\$250,000				\$250,000	1
Marin	Larkspur	Larkspur Ferry Larkspur SMART			\$175,000		\$175,000	1
Marin	Marin County	All TOCs in County (10)		\$400,000			\$400,000	1
San Mateo	Colma ¹	Colma BART	\$100,000				\$100,000	1
San Mateo	Millbrae	Millbrae BART/Caltrain Station			\$300,000		\$300,000	1
San Mateo	Menlo Park	Menlo Park Caltrain		\$250,000	\$200,000	\$400,000	\$850,000	3
San Mateo	Redwood City	Redwood City Caltrain	\$350,000		\$300,000		\$650,000	2
San Mateo	San Bruno	San Bruno BART San Bruno Caltrain	\$300,000		\$100,000		\$400,000	2
		San Mateo Caltrain						

County	Project Sponsor	TOC Station(s)	Specific Plans and Zoning Changes	Housing Policy Development	Parking Management	Station Access and Circulation	Total	No. of Awards
San Mateo	San Mateo City	Hayward Park Caltrain Hillsdale Caltrain	\$610,000				\$610,000	1
San Mateo	San Mateo County	Belmont Caltrain Bayshore Caltrain Colma BART Daly City BART Menlo Park Caltrain Redwood City Caltrain San Bruno BART San Bruno Caltrain Hayward Park Caltrain Hillsdale Caltrain San Mateo Caltrain		\$500,000			\$500,000	1
San Mateo	South San Francisco	San Bruno BART South San Francisco BART South San Francisco Caltrain South San Francisco Ferry	\$250,000				\$250,000	1
Santa Clara	Milpitas	Milpitas BART	\$100,000		\$300,000		\$400,000	2
Santa Clara	Morgan Hill	Morgan Hill Caltrain	\$650,000	\$200,000	\$125,000	\$175,000	\$1,150,000	4
Santa Clara	San José	All TOCs in Jurisdiction (48)	\$1,200,000		\$300,000	\$400,000	\$1,900,000	3
Santa Clara	Santa Clara City	Santa Clara Caltrain/Capitol Corridor/ACE/BART Lawrence Caltrain Great America VTA Station Lick Mill Station VTA Station Old Ironsides Station VTA Station Reamwood VTA Station Great America Capitol Corridor/ACE	\$250,000		\$150,000	\$400,000	\$800,000	3
Sonoma	Healdsburg ¹	Healdsburg Depot Station SMART	\$1,130,000				\$1,130,000	1

County	Project Sponsor	TOC Station(s)	Specific Plans and Zoning Changes	Housing Policy Development	Parking Management	Station Access and Circulation	Total	No. of Awards
Sonoma	Petaluma	Petaluma Downtown SMART	\$1,000,000			\$190,000	\$1,190,000	2
Sonoma	Santa Rosa	Santa Rosa North SMART Santa Rosa Downtown SMART	\$300,000		\$150,000		\$450,000	2
Sonoma	Sonoma County	Sonoma County Airport SMART	\$200,000				\$200,000	1
Sonoma	Windsor	Windsor SMART	\$650,000	\$200,000	\$150,000	\$200,000	\$1,200,000	4
Housing Technical Assistance ²				\$225,000			\$225,000	
Totals			\$9,445,000	\$2,425,000	\$4,000,000	\$4,130,000	\$20,000,000	
Count	33 (of 61 jurisdictions ³)	157 (of 381 total TOC stations ³)	19	7	18	14		58 Total Awards

¹ Funded with the \$1.87 million balance in the station access and circulation category.

² Funded with the \$1.87 million balance in the station access and circulation category to support ongoing housing technical assistance needs related to TOC housing policy compliance.

³ As of September 2024. Total number of jurisdictions and station areas could change due to planned stations.

Specific Plans and Zoning Changes Award Recommendations

Total funding request received: \$14,665,000
Total recommended funding request: \$9,445,000

Table 2. Recommended Awards for Specific Plans and Zoning Changes TOC Policy Area

County	Project Sponsor	TOC Station	Requested Award	Recommended Award	Grant Type
Alameda	Alameda County Community Development Agency ¹	Bay Fair BART Castro Valley BART	\$1,200,000	\$1,000,000	Plan
Contra Costa	Antioch	Antioch BART	\$650,000	\$650,000	Plan Amendment
Contra Costa	Concord	Concord BART	\$185,000	\$185,000	Technical Assistance
Contra Costa	El Cerrito	El Cerrito Plaza BART El Cerrito del Norte BART	\$270,000	\$270,000	Plan Amendment
Contra Costa	Pittsburg ²	Pittsburg Center BART Pittsburg/Bay Point BART	\$650,000	\$250,000	Plan Amendment
San Mateo	Colma	Colma BART	\$100,000	\$100,000	Technical Assistance
San Mateo	Redwood City	Redwood City Caltrain	\$350,000	\$350,000	Technical Assistance
San Mateo	San Bruno	San Bruno BART San Bruno Caltrain	\$300,000	\$300,000	Technical Assistance
San Mateo	City of San Mateo ³	San Mateo Caltrain Hayward Park Caltrain Hillsdale Caltrain	\$610,000	\$610,000	Technical Assistance

County	Project Sponsor	TOC Station	Requested Award	Recommended Award	Grant Type
San Mateo	South San Francisco ⁴	San Bruno BART South San Francisco BART South San Francisco Caltrain South San Francisco Ferry	\$1,200,000	\$250,000	Technical Assistance
Santa Clara	Milpitas	Milpitas BART	\$100,000	\$100,000	Technical Assistance
Santa Clara	Morgan Hill	Morgan Hill Caltrain	\$650,000	\$650,000	Plan Amendment
Santa Clara	San José	26 TOCs in San Jose	\$1,200,000	\$1,200,000	Technical Assistance
Santa Clara	City of Santa Clara	Great America VTA Station Lick Mill Station VTA Station Old Ironsides Station VTA Station Reamwood VTA Station	\$250,000	\$250,000	Technical Assistance
Sonoma	Healdsburg ⁵	Healdsburg Depot Station SMART	\$1,130,000	\$1,130,000	Plan
Sonoma	Petaluma	Petaluma Downtown SMART	\$1,000,000	\$1,000,000	Plan Amendment
Sonoma	Santa Rosa	Santa Rosa North SMART	\$300,000	\$300,000	Plan Amendment
Sonoma	Sonoma County	Sonoma County Airport SMART	\$200,000	\$200,000	Technical Assistance

County	Project Sponsor	TOC Station	Requested Award	Recommended Award	Grant Type
Sonoma	Windsor	Windsor SMART	\$650,000	\$650,000	Plan Amendment
Totals	19	56 TOCs	\$10,995,000	\$9,445,000	

¹ Recommended award amount was reduced in consideration of scope of work and cost estimation.

² Prioritizing technical assistance to rezone two BART stations to accommodate high density housing.

³ Total amount reflects two proposals, one for specific plan for one TOC, the other for the rezoning technical assistance of two TOCs. Recommendation is to fully fund rezoning.

⁴ Total amount reflects two proposals, one for specific plan to expand TOC the other for rezoning technical assistance. Recommendation is to fully fund rezoning.

⁵ Staff recommend conditioning this award based on coordinated scope development between Healdsburg, SMART and Sonoma County Transportation Authority staff.

Housing Policy Development Award Recommendations

Total funding request received: \$7,078,000
Total recommended funding request: \$2,425,000

Table 3. Recommended Awards for Housing Policy Development TOC Policy Area

County	Project Sponsor	TOC Station	Requested Award	Recommended Award	Policy Area(s)
Alameda	Alameda County Community Development Agency ¹	Bay Fair BART Castro Valley BART	\$500,000	\$400,000	Production, Protections
Alameda	Emeryville ²	Emeryville Capitol Corridor	\$500,000	\$250,000	Production, Protections
Marin	Marin County	All TOCs in County (10)	\$400,000	\$400,000	Preservation
San Mateo	Menlo Park ³	Menlo Park Caltrain	\$300,000	\$250,000	Protections
San Mateo	San Mateo County ⁴	Belmont Caltrain Bayshore Caltrain Colma BART Daly City BART Menlo Park Caltrain Redwood City Caltrain San Bruno BART San Bruno Caltrain Hayward Park Caltrain Hillsdale Caltrain San Mateo Caltrain	\$620,000	\$500,000	Production
Santa Clara	Morgan Hill ⁵	Morgan Hill Caltrain	\$178,000	\$200,000	Production, Preservation, Protections
Sonoma	Windsor ⁶	Windsor SMART	\$250,000	\$200,000	Production, Protections

County	Project Sponsor	TOC Station	Requested Award	Recommended Award	Policy Area(s)
Housing TA ⁷				\$225,000	
Totals	7	27	\$2,748,000	\$2,425,000	

¹ Recommended award amount was lowered in consideration of the scope of work, including three housing policies, and jurisdiction size.

² Recommended award amount was lowered in consideration of the scope of work, including three housing policies, and jurisdiction size.

³ Recommended award amount was lowered in consideration of the scope of work, including two housing policies.

⁴ Recommended award amount was lowered to meet the \$500,000 maximum award limit.

⁵ Recommended award amount was raised in consideration of the intended scope of work, including six housing policies.

⁶ Recommended award amount was lowered in consideration of the scope of work, including three housing policies.

⁷ Housing Technical Assistance to retain in reserve to support ongoing housing technical assistance needs related to TOC housing policy compliance, such as ordinance templates, etc.

Parking Management Planning Award Recommendations

Total funding request received: \$3,898,000
 Balance: \$102,000
Total recommended funding request: \$4,000,000

Table 4. Recommended Awards for Parking Management Planning TOC Policy Area

County	Project Sponsor	TOC Station	Requested Award	Recommended Award
Alameda	Alameda County Community Development Agency	Bay Fair BART Castro Valley BART	\$300,000	\$300,000
Alameda	Hayward	Hayward BART	\$300,000	\$300,000
Alameda	Oakland	All TOCs in Jurisdiction (37)	\$300,000	\$300,000
Alameda	Pleasanton	Dublin-Pleasanton BART	\$150,000	\$150,000
Contra Costa	Antioch	Antioch BART	\$100,000	\$100,000
Contra Costa	Concord	Concord BART	\$300,000	\$300,000
Contra Costa	Orinda	Orinda BART	\$300,000	\$300,000
Marin	Larkspur	Larkspur Ferry Larkspur SMART	\$175,000	\$175,000
San Mateo	Menlo Park	Menlo Park Caltrain	\$200,000	\$200,000
San Mateo	Millbrae ¹	Millbrae BART/Caltrain Station	\$300,000	\$300,000
San Mateo	Redwood City	Redwood City Caltrain	\$300,000	\$300,000
San Mateo	San Bruno	San Bruno BART San Bruno Caltrain	\$100,000	\$100,000
Santa Clara	Milpitas	Milpitas BART	\$300,000	\$300,000
Santa Clara	Morgan Hill ²	Morgan Hill Caltrain	\$23,000	\$125,000
Santa Clara	San José	All TOCs in Jurisdiction (48)	\$300,000	\$300,000

County	Project Sponsor	TOC Station	Requested Award	Recommended Award
Santa Clara	City of Santa Clara	Santa Clara Caltrain/Capitol Corridor/ACE/BART Lawrence Caltrain Great America VTA Station Lick Mill Station VTA Station Old Ironsides Station VTA Station Reamwood VTA Station Great America Capitol Corridor/ACE	\$150,000	\$150,000
Sonoma	Santa Rosa	Santa Rosa North SMART Santa Rosa Downtown SMART	\$150,000	\$150,000
Sonoma	Windsor	Windsor SMART	\$150,000	\$150,000
Totals²	18	111	\$3,898,000	\$4,000,000

¹ Staff recommend that the Millbrae parking project is conditional based 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.

² Staff recommend applying the \$102,000 balance to Morgan Hill's parking project to complete the scope submitted in the application.

Station Access and Circulation Planning Award Recommendations

Total funding request received: \$4,250,000
Total recommended funding request: \$4,130,000
 Balance: \$1,870,000

Table 5. Recommended Awards for Station Access and Circulation Planning TOC Policy Area

County	Project Sponsor	TOC Station	Requested Award	Recommended Award
Alameda	Alameda County Community Development Agency	Bay Fair: BART Castro Valley: BART	\$400,000	\$400,000
Alameda	Berkeley/BART	Ashby BART	\$400,000	\$400,000
Alameda	Hayward	Hayward BART	\$300,000	\$300,000
Alameda	Pleasanton	Dublin-Pleasanton BART	\$150,000	\$150,000
Alameda	San Leandro	San Leandro BART and AC Transit Tempo Downtown San Leandro AC Transit Tempo San Leandro Civic Center AC Transit Tempo Georgia Way AC Transit Tempo Durant Avenue AC Transit Tempo	\$265,000	\$265,000
Contra Costa	Antioch	Antioch BART	\$100,000	\$100,000
Contra Costa	Contra Costa County	Pleasant Hill BART	\$400,000	\$400,000
Contra Costa	Lafayette	Lafayette BART	\$350,000	\$350,000
San Mateo	Menlo Park	Menlo Park Caltrain	\$400,000	\$400,000
Santa Clara	Morgan Hill	Morgan Hill Caltrain	\$175,000	\$175,000
Santa Clara	San José	4 TOCs not covered by existing plans	\$400,000	\$400,000
Santa Clara	City of Santa Clara	Santa Clara Caltrain/Capitol Corridor/ACE/BART	\$400,000	\$400,000
Sonoma	Petaluma	Petaluma Downtown SMART	\$190,000	\$190,000
Sonoma	Windsor	Windsor SMART	\$200,000	\$200,000
Totals	14	22	\$4,130,000	\$4,130,000

Applications Not Recommended for Funding this Cycle

Table 6. Applications Not Recommended for Funding this Cycle

County	Project Sponsor	TOC Policy Area	Funding Request	Evaluation	Receiving Another TOC Policy Award
Alameda	City of Alameda	Housing	\$250,000	Lower score relative to application pool1	No Applied for Housing only
Contra Costa	Lafayette	Housing	\$750,000	Lower score relative to application pool1	Yes Recommended for Station Access (350,000)
Contra Costa	Martinez	Housing	\$275,000	Lower score relative to application pool1	No Applied for Housing only
Contra Costa	Pittsburg	Housing	\$500,000	Lower score relative to application pool1	Yes Recommended for Specific Plans/Zoning (\$250,000)
Contra Costa	Walnut Creek	Specific Plans/Zoning	\$1,200,000	Rezoning TA prioritized over plans to assist more jurisdictions getting to TOC compliance over high-cost plans	No Applied for Specific Plans/Zoning only

County	Project Sponsor	TOC Policy Area	Funding Request	Evaluation	Receiving Another TOC Policy Award
Marin	Multi Jurisdiction Application	Specific Plans/Zoning	\$615,000	Rezoning TA prioritized over plans to assist more jurisdictions getting to TOC compliance over high-cost plans	Yes Recommended for Housing (\$400,000)
Marin	San Rafael	Housing	\$500,000	Lower score relative to application pool1	No Applied for Housing only
San Mateo	Belmont	Housing	\$70,000	Lower score relative to application pool1	No Applied for Housing only
San Mateo	Colma	Housing	\$115,000	Lower score relative to application pool1	Yes Recommended for Specific Plans/Zoning (\$100,000)
San Mateo	Millbrae	Specific Plans/Zoning	\$530,000	Lower score relative to application pool1	Yes Recommended for Parking (\$300,000)
		Housing	\$195,000		
		Station Access	\$120,000		

County	Project Sponsor	TOC Policy Area	Funding Request	Evaluation	Receiving Another TOC Policy Award
San Mateo	San Bruno	Housing	\$250,000	Lower score relative to application pool ¹	Yes Recommended for Specific Plans/Zoning (\$300,000) and Parking (\$100,000)
San Mateo	San Carlos	Housing	\$175,000	Lower score relative to application pool ¹	No Applied for Housing only
San Mateo	City of San Mateo	Specific Plans/Zoning (Specific Plan)	\$1,199,500	Rezoning TA prioritized over plans to assist more jurisdictions getting to TOC compliance over high-cost plans	Yes Recommended for Specific Plans/Zoning - Technical Assistance (\$610,000)
Santa Clara	Campbell	Housing	\$100,000	Lower score relative to application pool ¹	No Applied for Housing only
Santa Clara	Milpitas	Housing	\$100,000	Lower score relative to application pool ¹	Yes Recommended for Specific Plans/Zoning (\$100,000) and Parking (\$300,000)

County	Project Sponsor	TOC Policy Area	Funding Request	Evaluation	Receiving Another TOC Policy Award
Santa Clara	City of Santa Clara	Housing	\$150,000	Lower score relative to application pool ¹	Yes Recommended for Specific Plans/Zoning (\$250,000), Parking (\$150,000), and Station Access (\$400,000)
Sonoma	Santa Rosa	Housing	\$500,000	Lower score relative to application pool ¹	Yes Recommended for Specific Plans/Zoning (\$300,000) and Parking (\$150,000)
Sonoma	Sonoma County	Housing	\$400,000	Lower score relative to application pool ¹	Yes Recommended for Specific Plans/Zoning (\$150,000)
Total			\$7,994,500		

¹ Staff will work with the project sponsors to assist in the development of an application for the next round of TOC funding.