

Metropolitan Transportation Commission 2025 Commission Workshop (Day 1)

October 22, 2025

Agenda Item 4-25-1390

Transit-Oriented Communities (TOC) Policy and One Bay Area Grant (OBAG) Program — Plan Bay Area Implementation in Action

Subject:

In the coming months, the Commission will have the opportunity to reaffirm its commitment to the Plan’s vision. In Day 1, staff will present an overview of the One Bay Area Grant Program and the Transit Oriented Communities Policy - both important tools for delivering on Plan Bay Area.

Background:

Adopted by the Commission in 2012, the One Bay Area Grant (OBAG) program aligns federal discretionary funds with the land use and housing priorities identified in Plan Bay Area. The current cycle of the OBAG program (OBAG 3) establishes the policy and programming framework for investing federal Surface Transportation Block Grant Program (STP) and Congestion Mitigation and Air Quality Improvement Program (CMAQ) funds for federal fiscal years (FYs) 2023 through 2026. Staff are currently developing proposed policies for the next OBAG cycle (OBAG 4), expected to encompass STP/CMAQ programming for FY 2027 through 2030.

In September 2022, the Commission adopted the Transit-Oriented Communities (TOC) Policy (MTC Resolution No. 4530) to better link the region’s transit investments with land-use planning and local decision-making. The policy seeks to ensure that areas around transit stations and corridors are well-connected, mixed-use places where residents can live, work, and access daily needs. MTC Resolution No. 4530 also specified that the Commission would “consider funding revisions that prioritize investments in transit station areas that are subject to and compliant with the TOC Policy”, including but not limited to OBAG 4.

The TOC Policy applies to the half-mile area surrounding existing and planned fixed-guideway transit stops and stations (including regional and commuter rail, light rail, bus rapid transit, and ferry terminals). Since adoption, staff have held more than 300 meetings with local jurisdictions,

released detailed Administrative Guidance, launched an online submission portal to support policy documentation, and awarded \$60 million in TOC-related planning and capital grants.

Discussion

This workshop session highlights how the OBAG and TOC programs together advance implementation of Plan Bay Area 2050+. Staff will describe how OBAG translates the plan's policy framework into on-the-ground investments, drawing on examples from OBAG 3 investments in regional growth framework implementation, climate and conservation, complete streets and community choice, and multimodal systems (see **Attachment B** for a reference on OBAG 3 investments by county). The discussion will also trace the program's evolution from earlier federal transportation programs to today's integrated approach that emphasizes county partnerships and effective incentives.

Staff will then review how the TOC Policy strengthens the connection between regional funding and local land-use action. The presentation will revisit the policy's four core components—Density, Housing, Parking, and Station Access—and describe how jurisdictions are applying these standards in a variety of local contexts. The policy is designed to balance regional consistency with local flexibility, establishing clear expectations while accommodating different market conditions and implementation capacities.

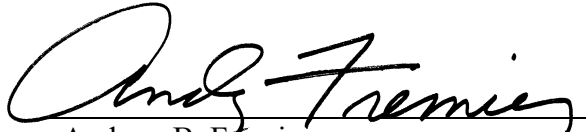
Finally, staff will present the draft TOC evaluation framework developed in spring 2025, which provides a transparent, measurable system for assessing local progress and consistency with the TOC Policy. Staff received feedback from jurisdictions and other stakeholders throughout the spring and summer, which informed meaningful revisions to the framework as well as its linkage to OBAG 4 that will be shared on Day 2 of this workshop. Together, OBAG and TOC represent key tools for carrying out Plan Bay Area 2050+, linking regional policies, local planning, and federal transportation resources to support well-connected communities near transit.

Recommendations:

Information Only.

Attachments:

- Attachment A: Presentation: Transit Oriented Communities (TOC) and One Bay Area Grant (OBAG 4) Day 1
- Attachment B: OBAG 3 Investments by County



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