



# Transit Oriented Communities Policy 2024 Planning and Implementation Grants

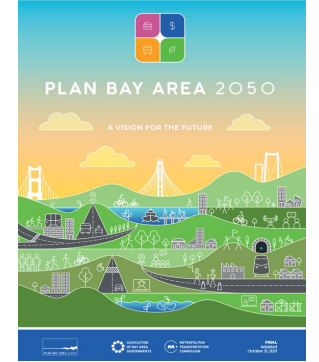
**MTC Planning Committee**  
**February 14, 2025**



ASSOCIATION OF BAY AREA GOVERNMENTS  
METROPOLITAN TRANSPORTATION COMMISSION

# 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

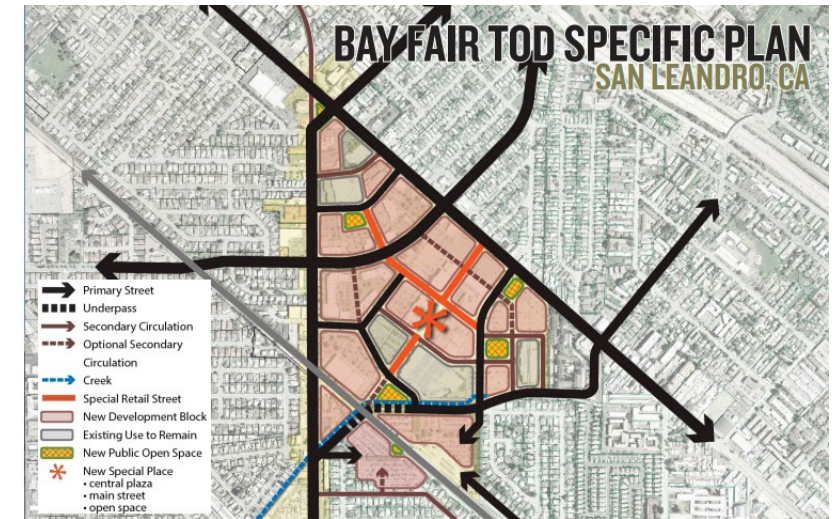
# Planning Grant Program Goals (\$20 Million)

- **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
<b>Totals</b>	<b>79</b>	<b>\$20</b>	<b>\$30</b>

# Recommended Awards

**58** awards

**33** grantees

**157** TOC Areas

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**\$20** million

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



# Recommended Awards



## Specific Plans and Zoning Changes

### TOC Policy Goal

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



## Housing Policy

### 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



## Parking Management

### 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



## Station Access and Circulation

### 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

