

DRAFT Evaluation Criteria Framework - MTC Transit-Oriented Communities Policy

April 2025

This is a proposed framework for evaluating local jurisdiction compliance with the Metropolitan Transportation Commission’s Transit-Oriented Communities (TOC) Policy. **Proposed weights, scores, and thresholds for substantial or partial compliance are conceptual at this stage and are subject to change.** This does not represent a final score and is not a determination of whether a jurisdiction complies with the TOC Policy. **An asterisk (*) indicates draft numbers subject to change.**

Density (25 points total)

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|--|--------------|--------------|--------------|--------------|---------------------|
| Minimum Density – Residential (DU/A) Weight: 8 points* | Tier 1 | Tier 2 | Tier 3 | Tier 4 | DRAFT* Score |
| Fully compliant: meets or exceeds the standard | 100 | 75 | 50 | 25 | 8* |
| Substantial compliance: 85% of required standard | 85* | 64* | 43* | 21* | 6* |
| Partial compliance: 75% of required standard | 75* | 56* | 38* | 19* | 4* |
| Minimum Density – Commercial Office (FAR) Weight: 4 points* | Tier 1 | Tier 2 | Tier 3 | Tier 4 | DRAFT* Score |
| Fully compliant: meets or exceeds the standard | 4.0 | 3.0 | 2.0 | 1.0 | 4* |
| Substantial compliance: 85% of required standard | 3.40* | 2.55* | 1.70* | 0.85* | 3* |
| Partial compliance: 75% of required standard | 3.00* | 2.25* | 1.50* | 0.75* | 2* |
| Maximum Density – Residential (DU/A) Weight: 8 points* | Tier 1 | Tier 2 | Tier 3 | Tier 4 | DRAFT* Score |
| Fully compliant: meets or exceeds the standard | 150 | 100 | 75 | 35 | 8* |
| Substantial compliance: 85% of required standard | 128* | 85* | 64* | 30* | 6* |
| Partial compliance: 75% of required standard | 113* | 75* | 56* | 26* | 4* |
| Maximum Density – Commercial Office (FAR) Weight: 5 points* | Tier 1 | Tier 2 | Tier 3 | Tier 4 | DRAFT* Score |
| Fully compliant: meets or exceeds the standard | 8.0 | 6.0 | 4.0 | 3.0 | 5* |
| Substantial compliance: 85% of required standard | 6.80* | 5.10* | 3.40* | 2.55* | 4* |
| Partial compliance: 75% of required standard | 6.00* | 4.50* | 3.00* | 2.25* | 3* |

Affordable Housing / Commercial Stabilization (25 points total)

| | | |
|---|--------------------------|---------------------|
| Production Policies (2) | Weight: 8 points* | DRAFT* Score |
| Fully compliant: two adopted policies | | 8* |
| Partial compliance: one of the two required policies is adopted | | 4* |
| Preservation Policies (2) | Weight: 8 points* | DRAFT* Score |
| Fully compliant: two adopted policies | | 8* |
| Partial compliance: one of the two required policies is adopted | | 4* |
| Protection Policies (2) | Weight: 8 points* | DRAFT* Score |
| Fully compliant: two adopted policies | | 8* |
| Partial compliance: one of the two required policies is adopted | | 4* |
| Commercial Stabilization Policy (1) | Weight: 1 point* | DRAFT* Score |
| Fully compliant: meets or exceeds the standard | | 1 or 0* |

Parking (25 points total)

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|---|--------------|------------|------------|------------|---------------------|
| Minimum Auto – Residential | | | | | DRAFT* Score |
| Weight: 2 points* | | | | | |
| 2 points if jurisdiction demonstrates that it prohibits minimums via attestation/resolution of AB 2097 compliance or code snippet | | | | | 2 or 0* |
| Minimum Auto – Commercial | | | | | DRAFT* Score |
| Weight: 2 points* | | | | | |
| 2 points if jurisdiction demonstrates that it prohibits minimums via attestation/resolution of AB 2097 compliance or code snippet | | | | | 2 or 0* |
| Maximum Auto – Residential (spaces/unit) | Tier 1 | Tier 2 | Tier 3 | Tier 4 | DRAFT* Score |
| Weight: 6 points* | | | | | |
| Fully compliant | 0.375 | 0.5 | 1.0 | 1.5 | 6* |
| Substantial compliance | 0.4* | 0.6* | 1.2* | 1.8* | 4* |
| Partial compliance | 0.5* | 0.7* | 1.3* | 2.0* | 2* |

| Maximum Auto – Commercial (spaces/ 5,000 sq. ft.) Weight: 6 points* | Tier 1 | Tier 2 | Tier 3 | Tier 4 | DRAFT* Score |
|--|--------------|-------------|-------------|-------------|---------------------|
| Fully compliant | 0.25 | 1.6 | 2.5 | 4.0 | 6* |
| Substantial compliance | 0.29* | 1.9* | 2.9* | 4.7* | 4* |
| Partial compliance | 0.33* | 2.1* | 3.3* | 5.3* | 2* |
| Minimum Bicycle – Residential (spaces/unit) Weight: 3 points* | | | | | DRAFT* Score |
| Meets required minimum of 1 bike space per dwelling unit | | | | | 3* |
| 0.85 to 0.99 bike space per dwelling unit | | | | | 2* |
| Minimum Bicycle – Commercial Office (spaces/ 5,000 sq. ft.) Weight: 3 points* | | | | | DRAFT* Score |
| Meets required minimum of 1 bike space per 5000 square feet | | | | | 3* |
| 0.85 to 0.99 bike space per 5000 square feet | | | | | 2* |
| Allow Unbundled Parking Weight: 1 point* | | | | | DRAFT* Score |
| 1 point if jurisdiction has adopted the policy | | | | | 1 or 0* |
| Allow Shared Parking Weight: 1 point* | | | | | DRAFT* Score |
| 1 point if jurisdiction has adopted the policy | | | | | 1 or 0* |
| Parking Management Policy Weight: 1 point* | | | | | DRAFT* Score |
| 1 point if jurisdiction has adopted an applicable policy | | | | | 1 or 0* |

Station Access & Circulation (25 points total)

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|---|---------------------|
| Compliant Complete Streets Policy Weight: 3 points* | DRAFT* Score |
| 3 points if jurisdiction has adopted an applicable policy | 3 or 0* |
| Prioritize or Implement Active Transportation Projects Weight: 7 points* | DRAFT* Score |
| 7 points if jurisdiction has prioritized or implemented active transportation projects | 7 or 0* |
| Compliant Access Gap Analysis Weight: 8 points* | DRAFT* Score |
| 8 points if jurisdiction has adopted a compliant access gap analysis | 8 or 0* |
| Compliant Mobility Hub Plan/ Project/ Application Weight: 7 points* | DRAFT* Score |
| 7 points if jurisdiction has adopted a compliant mobility hub plan/ project/ application | 7 or 0* |