

California State Senate

CAPITOL OFFICE
1021 O STREET, SUITE 6710
SACRAMENTO, CA 95814
TEL (916) 651-4007

DISTRICT OFFICE
1515 CLAY STREET SUITE 2202
OAKLAND, CA 94612
TEL (510) 286-1333

SENATOR.ARREGUIN@SENATE.CA.GOV

SENATOR
JESSE ARREGUÍN
SEVENTH SENATE DISTRICT



COMMITTEES

CHAIR OF PUBLIC SAFETY
CHAIR OF HUMAN SERVICES
BUSINESS, PROFESSIONS
& ECONOMIC DEVELOPMENT
ENERGY, UTILITIES
& COMMISSIONS
HOUSING
LOCAL GOVERNMENT
TRANSPORTATION

November 10, 2025

Metropolitan Transportation Commission
375 Beale Street, Suite 800
San Francisco, CA 94105

Dear Commissioners,

As the State Senator representing State Senate District 7, and as a former ABAG president, I want to thank the Commission and staff for advancing the Transit-Oriented Communities (TOC) Policy. I strongly support conditioning OBAG 4 and other MTC-managed discretionary funds on TOC compliance. That linkage is the most effective way to align local actions with our adopted regional goals and to deliver near-term progress for riders, residents, and employers.

As someone who worked closely to ensure that Plan Bay Area 2050 included the tools to create more equitable and affordable communities in the Bay Area while staying ambitious with our targets for housing and transit, including the 441,000 new units target under RHNA, I urge you to carry the vision forward to create a framework that makes real change in our communities.

TOC standards must be upheld, not watered down. TOC standards were created with flexibility in mind, by continuing to link the OBAG 4 eligibility on TOC status, we hold our localities to a standard they can already meet that will help ensure follow-through and equitable development.

As a former Mayor, I know that targeted assistance and technical support are critical to help cities finish the job. It takes real cost and effort to draft ordinances, adopt parking reforms, implement tenant protections, and align capital projects, without lowering the standards or delaying timelines.

From my years at ABAG, including as President and Vice President, I know the balance this policy strikes – flexible on how cities comply, firm on what the region must achieve. I urge the Commission to: (1) uphold the TOC standards, (2) maintain the OBAG 4 compliance requirement, and (3) continue targeted assistance that helps jurisdictions meet the bar, without lowering it.

Thank you for your partnership with ABAG and for your leadership in advancing a policy that delivers more affordable homes, stronger small businesses, and better transit for Bay Area residents.

Sincerely,

Jesse Arreguín
California State Senator, 7th District