MTC Res. No. 4530 Transit-Oriented Communities Policy

San Mateo 21 Directors Meeting

February 16, 2023

ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION

Photo credit: Noah Berger

Agenda

- Provide background on MTC's Transit-Oriented Communities (TOC) Policy, adopted in September 2022

- Summarize ABAG/MTC next steps to support jurisdictions in demonstrating TOC Policy compliance prior to adoption of upcoming funding opportunities through One Bay Area Grant (OBAG) cycle 4, expected in 2026.

- Seek feedback about initial drafts of procedural guidance and example application checklist
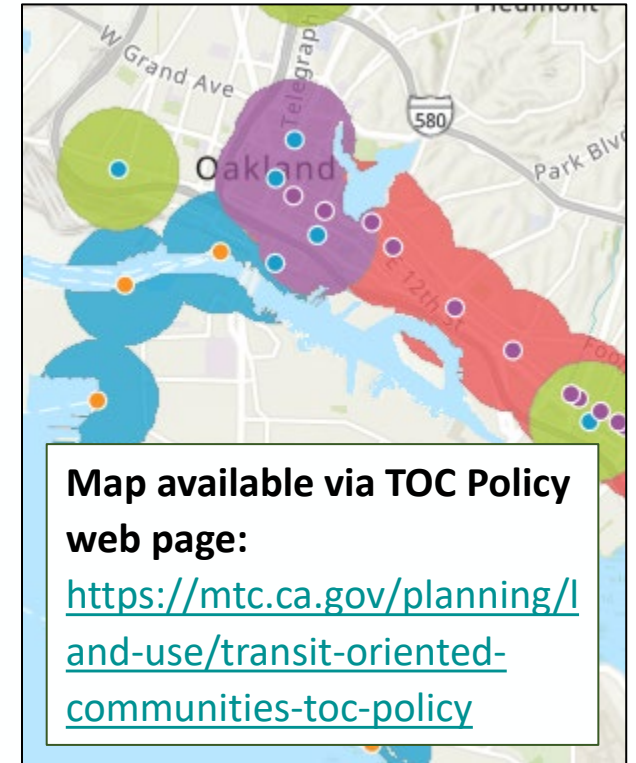
TOC Policy – Background

- TOC Policy ([MTC Resolution 4530](#)) adopted in September 2022

- Supports region's transit investments by promoting places that enable more people to use transit more often for more types of trips

- Future OBAG funding cycles will consider prioritizing investments in transit station areas that are subject to and compliant with the TOC Policy

  - Jurisdictions should anticipate demonstrating compliance prior to the adoption of OBAG 4, expected in 2026.

TOC Policy – Background *(Continued...)*

- Applies to locations within half-mile of existing and planned stops/stations served by:

  - BART, Caltrain, SMART, Capitol Corridor and ACE stations

  - Muni and VTA light-rail stations

  - Muni and AC Transit bus rapid transit stops

  - Ferry terminals

- Focuses on core elements of **land use density, affordable housing, parking management, and complete streets/multimodal access** to implement Plan Bay Area 2050 strategies

Map available via TOC Policy web page:
https://mtc.ca.gov/planning/land-use/transit-oriented-communities-toc-policy

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TOC Policy Goals

1. Increase the overall housing supply in part by increasing the density for new residential projects. Prioritize affordable housing in transit-rich areas.

2. In areas near regional transit hubs, increase density for businesses and commercial development.

3. Prioritize bus transit, active transportation, and shared mobility within and to/from transit-rich areas, particularly to Equity Priority Communities.

4. Support and build partnerships to create equitable transit-oriented communities within the San Francisco Bay Area.

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TOC Policy – Requirements

1. Minimum residential and commercial office densities for new development

   - Minimum densities required vary by level of transit service
   - Defined as average of minimum density assigned to parcels within the ½-mile station area
   - Do not apply to parcels with existing residential uses or where new residential or commercial office uses are not permitted

2. Policies for affordable housing and commercial stabilization

   - Two policies from each of the "3Ps" (production, preservation, protection) and one for commercial stabilization
   - Choose policies that best meet local needs from menu of options
   - Additional guidance about housing policy details coming in 2023

TOC Policy – Requirements *(Continued…)*

3. Parking management

   - No minimum automobile parking requirement (e.g., parking is allowed, but cannot be required).

   - Parking maximums vary by level of transit service

   - Applies to new residential and general and neighborhood-service commercial (e.g., office, retail, and service businesses)

   - Additional requirements for bicycle parking, shared parking, unbundled parking, and Transportation Demand Management (TDM)/curb management.

4. Transit station access and circulation

   - Adopt policies/guidelines that comply with Complete Streets Policy.

   - Prioritize implementation of Active Transportation Plan and relevant Community Based Transportation Plans

   - Complete an access gap analysis and accompanying capital and/or service improvement program

   - Identify opportunities for Mobility Hub planning and implementation

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TOC Policy Implementation Summary

- Procedural guidance (March 2023) will focus on application/documentation requirements and submittal/review process

- Guidance for housing policies will be later (proposed Sept. 2023)

- MTC will accept supporting documentation on an ongoing basis prior to a formal deadline (TBD) aligned with OBAG 4 allocations (expected in 2026)

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Proposed Data Collection Approach

- Goal: gather sufficient data to demonstrate compliance while ensuring manageable workload for local and regional staff

- Use a "checklist" format for application with requests for supporting documentation

- Sample form in Excel; looking at options/tools to streamline process

- Challenges: jurisdictions with multiple stations, overlapping station areas
  - Almost 70% of jurisdictions subject to TOC Policy have more than one station (21% have five or more)
  - 3 Big Cities: San Francisco (190), San Jose (54), Oakland (36)
  - Considering corridor-based approach for light rail and BRT stations that overlap

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Ideas for Streamlining Data Collection Process

- Density

  - Propose to offer jurisdictions two options for providing documentation:
    - Option 1: input information into a standardized form created by MTC
    - Option 2: confirm information exported from MTC's Bay Area Spatial Information System (BASIS)
  - Density data could be either by zoning designation or by parcel

- Housing and commercial stabilization policies

  - Expect MTC consultants to compile housing policy data, with jurisdictions confirming accuracy

- Parking

  - Focus on areas where new development most likely (PDAs and non-residential areas outside PDAs)

- Station Access and Circulation

  - Request brief descriptions of policies/programs with emphasis on collecting relevant plans and documents

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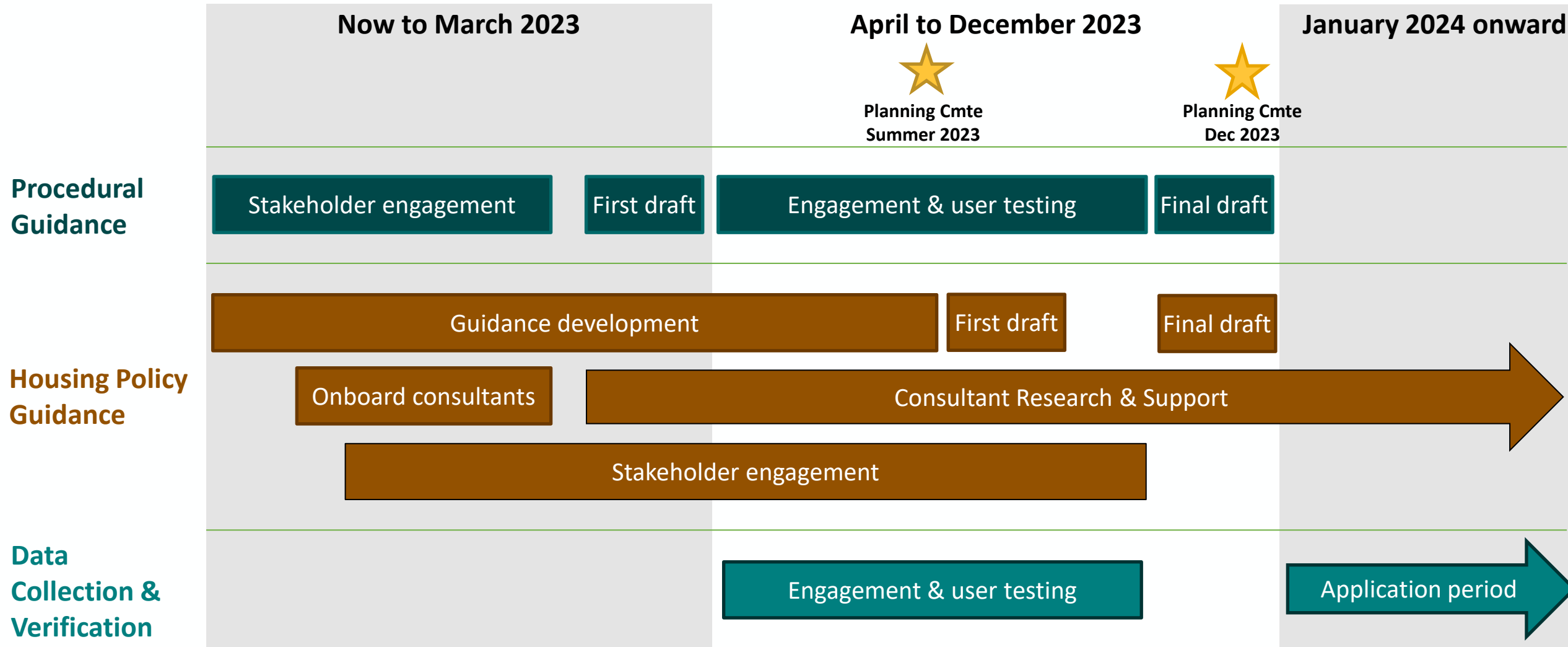METROPOLITAN TRANSPORTATION COMMISSION

Feedback on Initial Drafts of Guidance, Application

- MTC requests that local staff review the draft guidance documents (one in Microsoft Word and another in Excel)

  - Does the draft guidance provide the information you need to submit documentation demonstrating compliance with TOC Policy requirements?

  - Do you have concerns or suggested improvements for proposed approach to the application process/data collection?

  - Do you have other questions, concerns, or suggestions about how MTC goes about implementing the TOC Policy?

    - Please note that MTC does not anticipate reopening substantive policy requirements during the current phase.

- Seeking feedback by: March 1, 2023

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Proposed Schedule

	Now to March 2023	April to December 2023	January 2024 onward
		⭐ Planning Cmte Summer 2023	⭐ Planning Cmte Dec 2023
Procedural Guidance	Stakeholder engagement	First draft	Engagement & user testing	Final draft
Housing Policy Guidance	Guidance development	First draft	Final draft	Consultant Research & Support	Onboard consultants	Stakeholder engagement
Data Collection & Verification		Engagement & user testing	Application period

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Thank you!

TOC Policy Web Page:

https://mtc.ca.gov/planning/land-use/transit-oriented-communities-toc-policy

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