



# Transit-Oriented Communities Planning and Implementation Grants: 2024 Call for Projects



ASSOCIATION OF BAY AREA GOVERNMENTS  
METROPOLITAN TRANSPORTATION COMMISSION

Informational Webinar

October 9, 2024, 1-2:30pm

# Today's Agenda

- Overview of the Transit-Oriented Communities (TOC) Policy
- Overview of the Grant Opportunity
- Review of Each Policy Grant Component:
  - Parking Management
  - Station Access and Circulation
  - Specific Plans and Zoning Changes
  - Housing Policies
- Questions and Answers



# Webinar Housekeeping

- Webinar recording and slides will be available online and emailed to all participants later this week
- Questions will be answered at the end of the presentation
- To ask questions:
  - Type questions via Chat at the bottom of the screen
  - Raise hand and come off mute
- No question is too small - anything you're wondering is likely on the minds of other folks too



# Overview of the TOC Policy

- The TOC Policy focuses on the core elements of land use density, affordable housing, parking management, and complete streets/multi-modal access to help people live a car-free or car-light lifestyle in the Bay Area.
- Applies to areas within 1/2-mile of existing and planned rail stations, bus rapid transit stops, and ferry terminals.
- Jurisdictions can also "opt-in" to TOC Policy compliance for the following areas:
  - 1/2-mile area around regular fixed-route bus stops
  - 1/2-mile area around planned fixed-guideway stops/stations not already subject to complying
  - Multi-jurisdiction TOC areas where a jurisdiction is exempt because it is 20% or less of the TOC area



# TOC Policy Requirements

## 1. Density

- Required minimum densities for new housing and office development vary by level of transit service.

## 2. Affordable Housing

- Jurisdiction chooses policies that best meet local needs from menu of options spanning the “3Ps” (production, preservation, protection).

## 3. Parking Management

- Parking maximums for new residential and commercial development vary by level of transit service.
- Requirements for bicycle, shared, unbundled parking, and TDM/curb management.

## 4. Transit Station Access and Circulation

- Comply with Complete Streets Policy, prioritize active transportation.
- Complete an access gap analysis and identify opportunities for Mobility Hubs.

# TOC Policy Compliance and Information

- MTC anticipates that future regional funding, such as the One Bay Area Grant (OBAG) program, will consider compliance with the TOC Policy as part of the prioritization and project selection process starting with OBAG 4, expected in 2026
- Jurisdictions should anticipate demonstrating compliance by the adoption of OBAG 4, expected in 2026.
- Visit MTC's [TOC Policy website](#) for more information about the TOC Policy, including a [map of the TOC areas](#) subject to the policy.

# Grant Opportunity Overview

- Grants to fund **technical assistance and/or staff time** to create and implement policies that will help jurisdictions comply with each TOC policy area
- Jurisdictions may apply for as few as one or up to all categories of projects
- If awarded funds, jurisdictions must adopt a resolution of local support prior to the commencement of the project.



# Grant Eligibility and Priorities

## Eligible Applicants

- Bay Area jurisdictions with at least one TOC area (or opting into the TOC policy)
- An adopted Housing Element certified by HCD by the time awards are announced

## General Funding Priorities

- Level of impact of proposed work
- Demonstrated alignment and commitment to TOC program goals and Plan Bay Area 2050
- Alignment with other MTC programs including TOC locations with Priority Development Area (PDA) or specific plans; Priority Sites; Mapping and Wayfinding pilot locations; and Equity Priority Communities
- Readiness to complete the work





# Grant Schedule and Support

## Schedule

- **Application deadline: Friday, November 22, 2024, 4:00 pm**
- MTC Committee approval: February 14, 2025 (tentative)
- Project Kick-Off: March 1, 2025 (tentative)

## Office Hours

- Any interested applicant is encouraged to schedule office hours with program area leads!
- Schedule 30-minute meetings with program leads on [MTC's Call for Projects website](#)



# Review of Policy Grant Components



# Parking Management

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# TOC Component: Parking Management

- Purpose: To **reduce automobile trips** and **prioritize the limited land area near transit** for other active and shared transportation modes.
- Funding available for planning to comply with the TOC Policy Parking Management requirements.
- MTC offering standardized scope of work, includes:
  - Existing conditions/policies analysis
  - Stakeholder outreach
  - City code modifications needed for compliance with TOC policy parking requirements (maximums, shared/unbundled parking, bike parking, complementary TDM policy, no minimums)
  - TDM options toolkit
  - Support for ordinance adoption



# Opportunity and Requirements: Parking Management

- Total available funding: \$4 million
  - Awards will be up to \$300,000 based on project size and jurisdiction needs
- MTC will procure and administer the consultant contracts to help successful applicants perform this planning work.
- Jurisdictions may request funds to hire their own consultants, but must do so in coordination with MTC.



# Station Access and Circulation

Krute Singa

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# TOC Component: Station Access and Circulation

- Funding available for planning to comply with the TOC Policy Station Access and Circulation requirements.
- MTC offering standardized scope of work, includes:
  - Station access analysis
  - Stakeholder outreach
  - Concept designs and implementation plan for active transportation, complete streets, and mobility hub infrastructure improvements
- To modify the standardized scope of work, please indicate the changes and reasons in the Proposal Impact section of the application form.

# Opportunity and Requirements: Station Access and Circulation

- Total available funding: \$6 million
  - Awards will be between \$100,000 - \$400,000 based on project size and jurisdiction needs.
- MTC will procure and administer consultant contracts
- Jurisdictions may request funds to hire their own consultants, but must do so in coordination with MTC



# Specific Plans and Zoning Changes

Ada Chan

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# TOC Component: Specific Plans and Zoning Changes

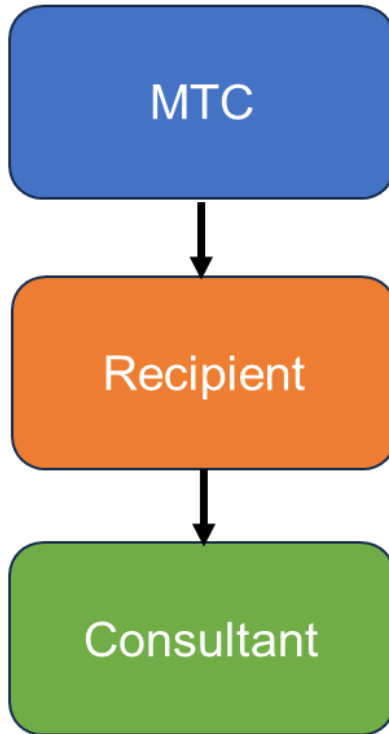
- Purpose: To **eliminate the need for project-specific review** of development proposals consistent with the area plan and TOC policies.
- Funding available for rezoning, code amendments, necessary studies and analysis, plan amendments or specific plans and the affiliated public process.
- What is your jurisdiction's strategy/approach to implementing TOC land use policies?
  - How many TOCs do you have?
  - How much rezoning is required?
  - What will be the impact?
- What other work is needed for policy adoption and implementation of the mix of TOC policies?

# Opportunity and Requirements: Specific Plans and Zoning Changes

- Total available funding: \$8 million
  - Awards will be between \$350,000 (rezoning) - \$1.2 million (full plan).
- **Funding is deliverables-based.** Funds may be used for consultant work and staff time.
- **Planning grants** must include (or refer to the plan area's previously adopted plans/policies):
  - Plan
  - Amendments to zoning, general plans, and other relevant policies/processes to achieve plan consistency
  - Community assessment
  - Community engagement
- **TA Grants** support amendments to zoning, general plans, and other relevant policies and processes to achieve consistency with an existing plan.

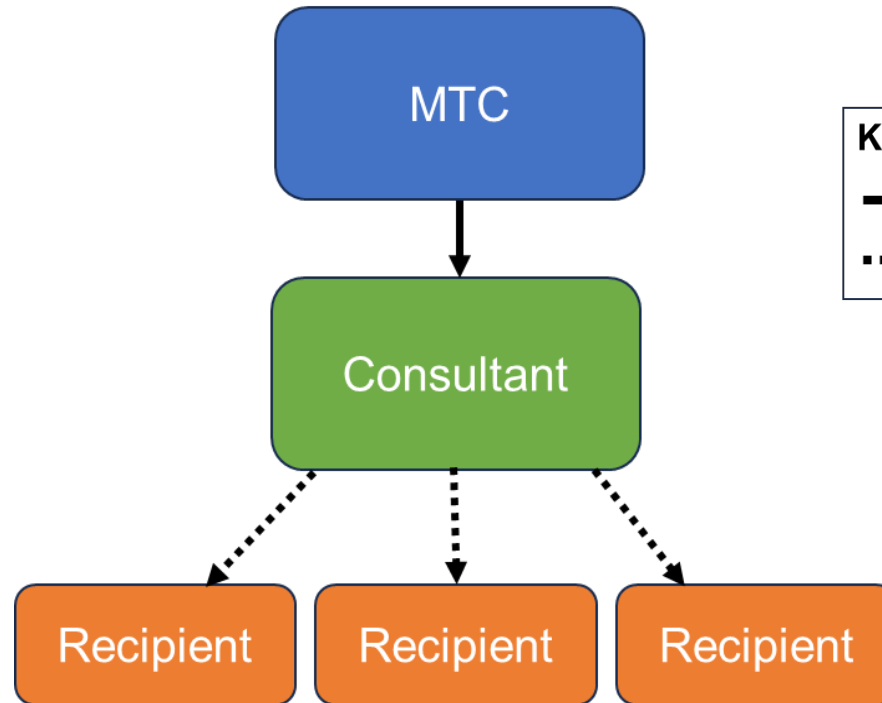
# Contracting Structure: Specific Plans and Zoning Changes

## Typical Structure



## Optional Structure

Available to Awards of \$350,00 or Less



### Key

→ Formal contract (privity)

...→ No contract (w/o privity)



# Housing Policies

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# TOC Component: Housing Policies

- Funding available to implement up to two policies under each of the 3P's: production, preservation, protections.
- Areas of impact to consider:
  - Preservation and Protections policies (scoring preference)
  - Affirmatively further fair housing
- Group applications are welcome
  - A single application may be submitted by the group leader.
  - Each member jurisdiction responsible for adopting a Resolution of Support.

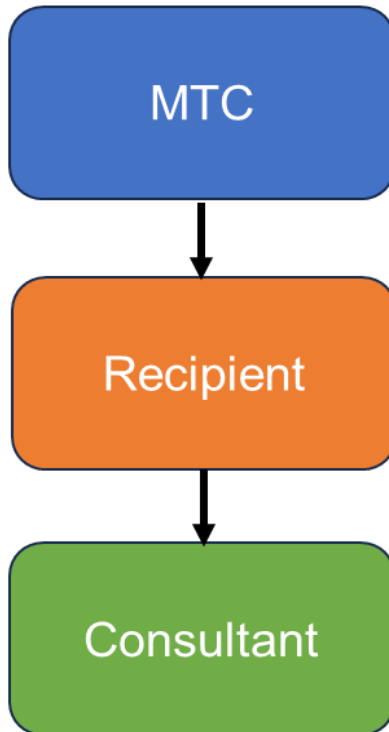
# Opportunity and Requirements: Housing Policies

- Total available funding: \$2 million
  - Awards will be between \$100,000 - \$500,000
  - No available funding for commercial stabilization policy implementation
- Funds may be used for consultant work and staff time.
- Jurisdictions will hire their own consultants.
  - For awards of \$350,000 or less, MTC may administer the consultant contract.



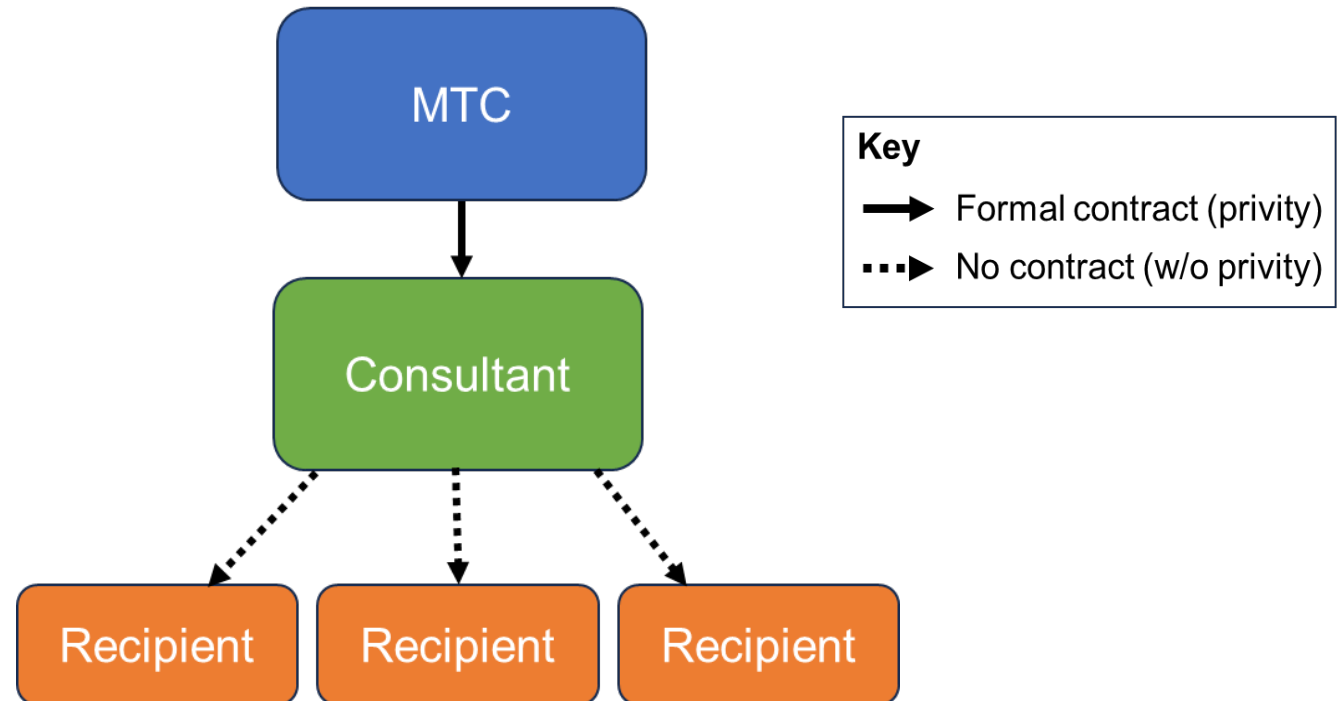
# Contracting Structure: Housing Policies

## Typical Structure



## Optional Structure

Available to Awards of \$350,00 or Less





# Questions + Answers

To ask questions:

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For more information, please visit [the TOC Planning and Implementation Grants website](#).

