



Credit: Karl Nielsen

Draft Transit-Oriented Communities (TOC) Policy Evaluation Criteria

April 2025



ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION



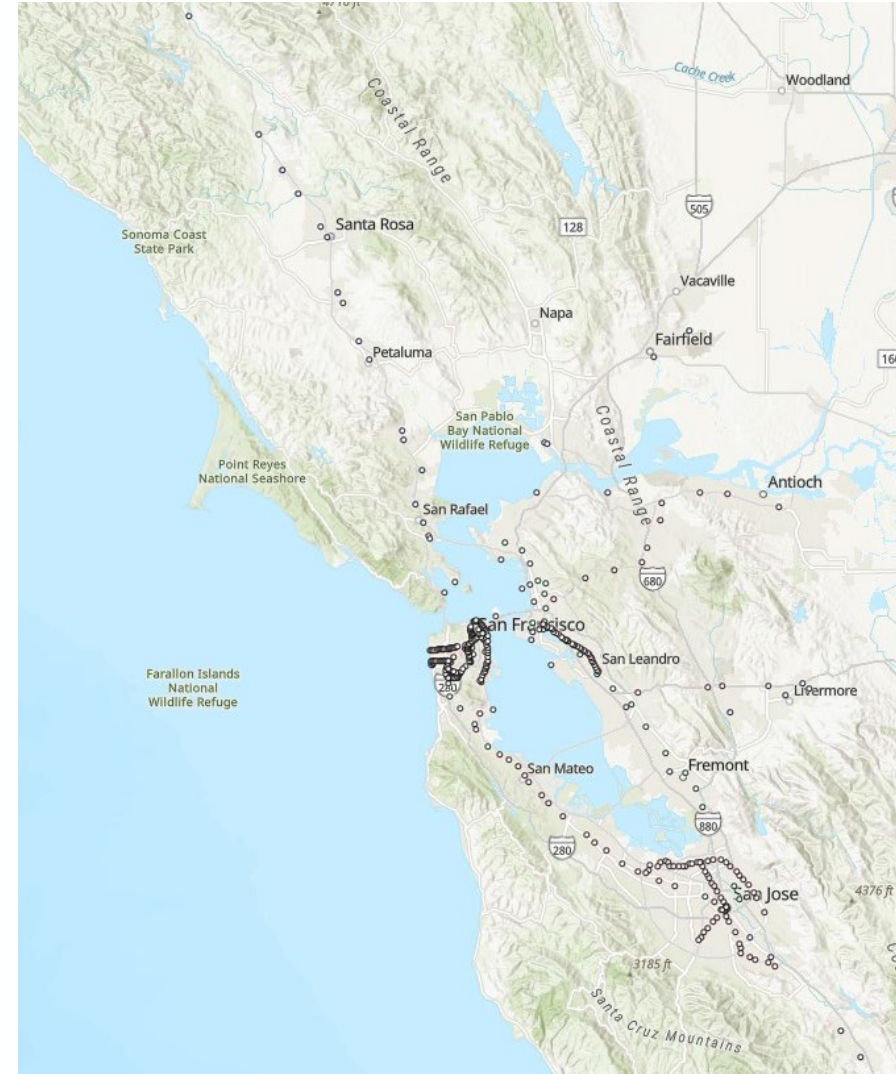
Agenda

- TOC Policy Background
- Evaluation Approach
- Details of Draft Holistic Scorecard

TOC Policy Background

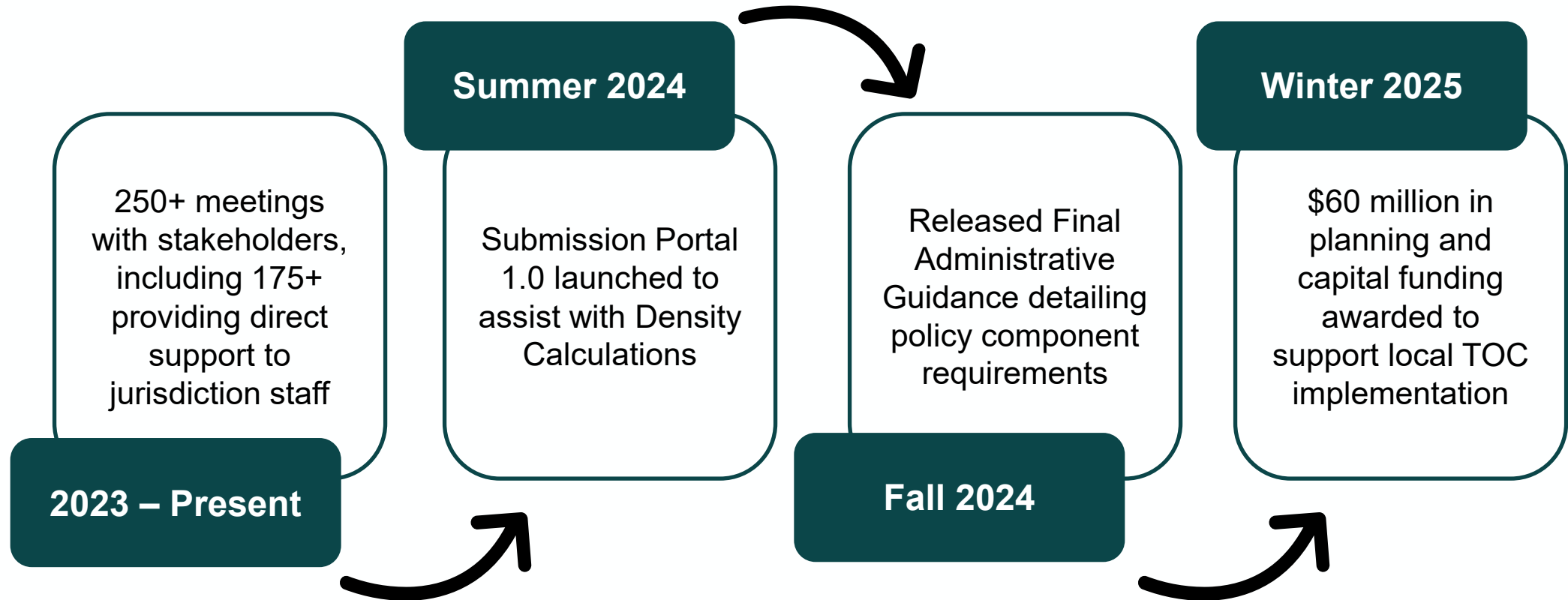
- TOC Policy ([MTC Reso 4530](#)) adopted in Sep. 2022.
- Applies to area **within half-mile of existing and planned stops/stations** served by rail, light rail, BRT, and ferries.
- **Program Goals:**
 - Increase density for office and housing development, prioritizing affordable housing.
 - Prioritize bus transit, active transportation, and shared mobility.
 - Support and build partnerships to create equitable transit-oriented communities.

Key Goal: To implement strategies of Plan Bay Area 2050 over several cycles



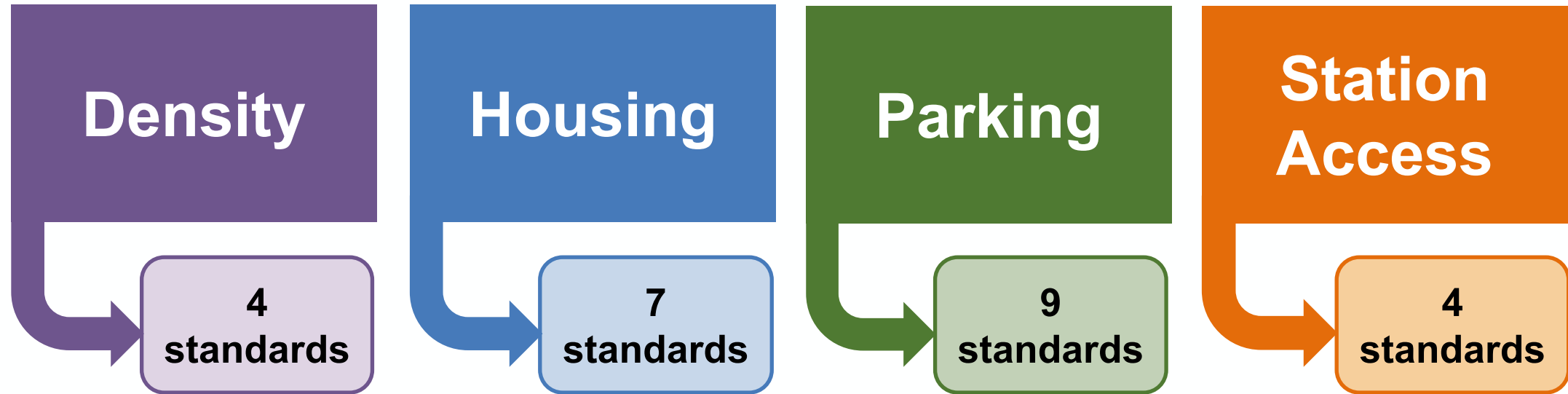
Map available via [TOC Policy web page](#)

TOC Policy Implementation To Date



Policy Components Overview

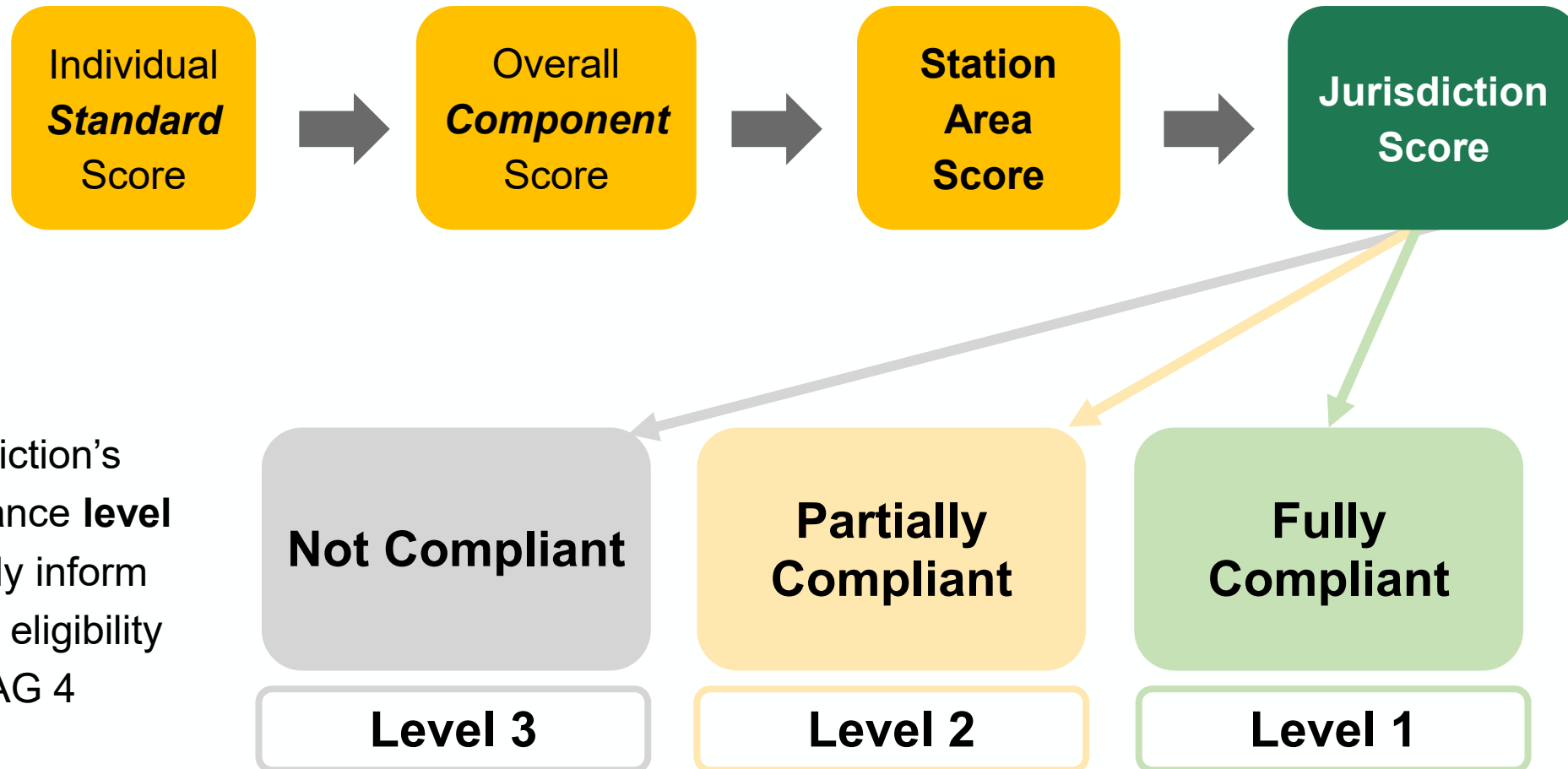
The TOC policy has four primary *components*



Those components are further divided into specific **standards**

Scoring Approach

As proposed, One Bay Area Grant (OBAG) 4 will evaluate compliance at the **jurisdiction** level



A jurisdiction's compliance **level** will likely inform funding eligibility for OBAG 4

Scoring Philosophy & Approach

- I** **Inclusive** – Recognizing diverse challenges across communities
- M** **Measurable** – Ensuring clear evaluation and consistency
- P** **Progress-Oriented** – Emphasizing improvement not perfection
- A** **Adaptive** – Usable across funding cycles with room for growth
- C** **Clear** – Limiting grey area for objectivity and transparency
- T** **Targeted** – Focusing on meaningful, high-impact outcomes



Holistic Scorecard – Key Features

A **detailed, weighted scoring system** that evaluates compliance across all policy areas with granularity, offering a **transparent method for tracking over time**.

Density

25 points

Housing

25 points

Parking

25 points

**Station
Access**

25 points



Holistic Scorecard – Density

The Density Policy Component has four (4) standards **totaling 25 points**

Minimum Residential Density	Maximum Residential Density	Minimum Commercial Office FAR	Maximum Commercial Office FAR
8 points	8 points	4 points	5 points

Applies a weight to each *standard* that reflects regional priorities and impact

Holistic Scorecard – Density Flexibility

To increase flexibility, each standard can be broken into a spectrum of compliance

For example, minimum residential density includes standards for each TOC area Tier

Minimum Residential Density	Point Range	Tier 1
	Full – 8 points	100 du/a
	Substantial – 6 points	85 du/a
	Partial – 4 points	75 du/a

Holistic Scorecard – Housing

The Housing Policy Component has four (4) standards **totaling 25 points**

Production Policies (2)	Preservation Policies (2)	Protection Policies (2)	Commercial Stabilization (1)
8 points	8 points	8 points	1 point

Applies a weight to each *standard* that reflects regional priorities and impact

Holistic Scorecard – Housing Flexibility

The Housing component has a menu of flexible options, so a point range is less granular

Production Policies	Point Range	Action
	Full – 8 points	Two (2) Production Policies that meet all Requirements
Production Policies	Partial – 4 points	One (1) Production Policy that meets all requirements

Holistic Scorecard – Parking

The Parking Policy Component has six (6) standards **totaling 25 points**

Auto MIN (2)	Auto MAX (2)	Bicycle MIN (2)	Unbundled Parking	Shared Parking	Parking Mgmt
4 points	12 points	6 points	1 point	1 point	1 points

Applies a weight to each *standard* that reflects regional priorities and impact



Holistic Scorecard – Parking Flexibility

To increase flexibility, each standard can be broken into a spectrum of compliance

Auto Maximum – Residential	Point Range	Tier 1
	Full – 6 points	0.375 Maximum Ratio
	Substantial – 4 points	0.4 Maximum Ratio
	Partial – 2 points	0.5 Maximum Ratio

Holistic Scorecard – Station Access

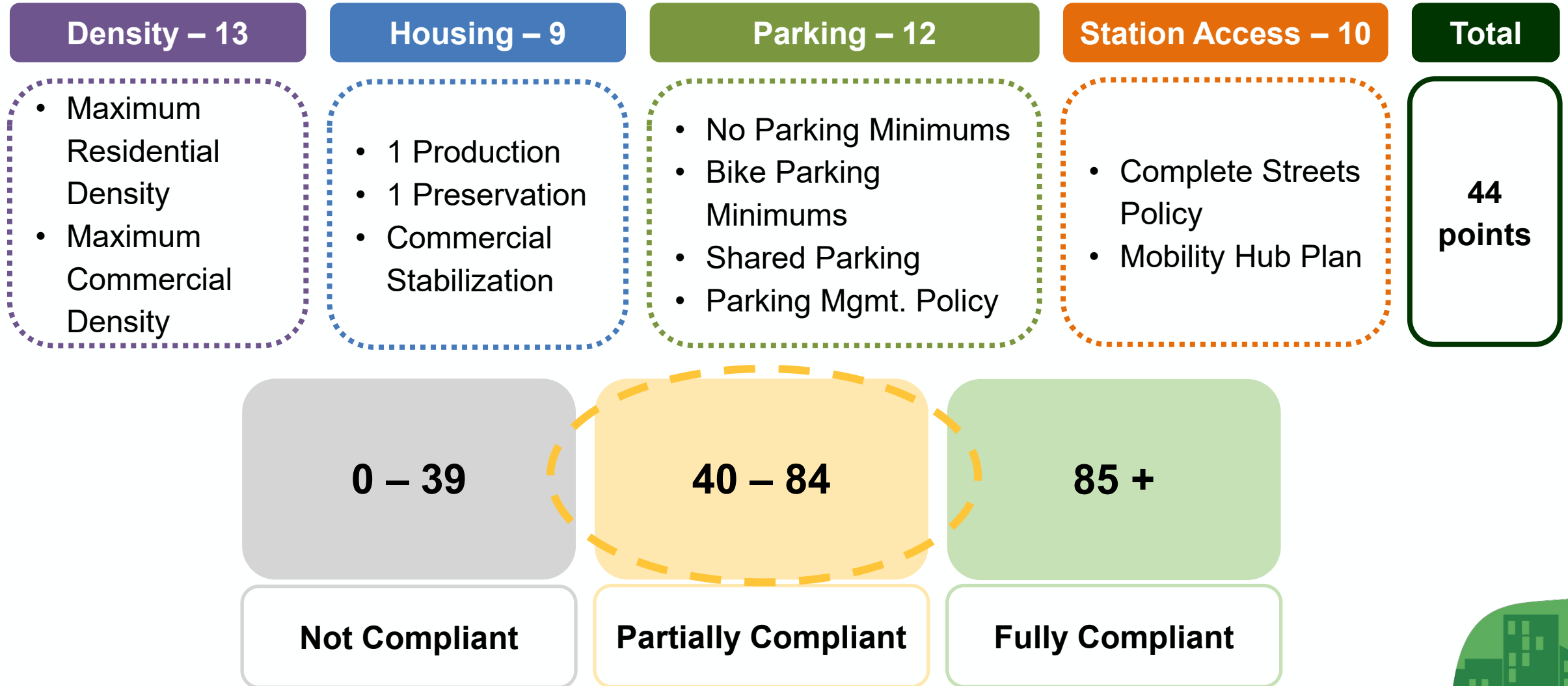
The Station Access Policy Component has four (4) standards **totaling 25 points**

Complete Streets Policy	Active Transportation Network Projects	Access Gap Analysis	Mobility Hub Plan
3 points	7 points	8 points	7 points

Applies a weight to each *standard* that reflects regional priorities and impact



Holistic Scorecard - Example Jurisdiction X



Timeline for Engagement

- **April 2025** – Meetings with stakeholders (planning directors, public works, County Transportation Agencies)
- **May 2025** – MTC Planning Committee/ABAG Administrative Committee
- **Spring 2025** – Technical assistance (model ordinances, implementation guides), consultant contract to support jurisdiction compliance
- **Summer 2025** – Continued engagement, refinement of evaluation framework based on feedback
- **Fall 2025** – Presentation of proposed final framework to MTC and ABAG committees for consideration
- **Early 2026** – Submission deadline for TOC Compliance

