

In 2005, The Metropolitan Transportation Commission (MTC) adopted a first-of-its-kind transit-oriented development policy to encourage new housing around new transit corridor investments. This resulted in more housing & improved access around transit stations, but this policy is now outdated and inadequate for our current goals. In 2022, MTC will pass a new Transit-Oriented Communities (TOC) Policy to address the climate, housing, & equity challenges of today.

Now is the time for a bold TOC Policy that begins to deliver the outcomes outlined in Plan Bay Area 2050: equitable growth in transit rich areas, reduced greenhouse gas emissions, and housing affordability. This policy complements the housing element updates currently underway in Bay Area cities & counties.

Regional partners have come together to outline a vision for the new Transit-Oriented Communities Policy.



East Bay Housing Organizations



TRANSIT-ORIENTED COMMUNITIES

POLICY PRINCIPLES

Center Equity. Apply an equity lens to all facets of the policy by making sure the policy applies to all communities with existing or planned high-quality transit service, designing the policy to account for existing disparities in access to opportunity and housing affordability, and engaging with residents and community-based organizations throughout policy implementation.

Well-Designed Density Thresholds & Parking Standards. Set minimum allowable densities and maximum parking standards for development based on local transit service and neighborhood type that will deliver Plan Bay Area 2050's commitments for equitable transit-accessible housing and jobs.

Strong Affordable Housing Requirements. Prioritize affordable housing through policies such as data-driven inclusionary zoning for affordable housing, public lands policies, value capture, and affordable housing preservation.

Anti-Displacement. Support stability and choice so that residents and businesses have the opportunity to benefit from new investments in their communities, including city- and county-level tenant protections, no-net loss of affordable housing, and 1-for-1 replacement requirements for demolition of affordable housing.

Easy & Equitable Transit Access. Increase access to transit stations and the region's transit network, especially for Equity Priority Communities, by supporting affordable, sustainable, and restorative connections to surrounding neighborhoods.

Streets for Vibrant Communities. Set standards to ensure local streets prioritize safety and sustainable non-automobile transportation as well as serve as a welcoming and healthy space for the community to socialize, recreate, and get where they need to go.