

Draft TOC Policy – Section 2 for Brainstorming

TOC Activities

TOC Activities, as defined in this section, are those programs, projects and policies that are considered Transportation Purposes in that they support, enable and incentivize Transit Oriented Communities. There must be a clear nexus between the activity and improving transportation access options for the Metro Board to consider a TOC Activity as a “Transportation Purpose.” Upon adoption of this Policy by the Metro Board of Directors adopts this Policy, TOC Activities can be funded using Measure M Local Return or other transportation funds, subject to any specific limitations that may apply to those funding sources.

**Comment [JH1]:** Note that Metro staff need to vet this statement with County Counsel and the financial management team

TOC Activities funded with Metro transportation funds must be within Los Angeles County. Some TOC Activities are general and may not be targeted around one particular HQTA, and others must take place, or be targeted to, the 0-1/2 mile walkshed or 0-3 mile bike-shed around a High Quality Transit Area. Eligible TOC Activities are characterized by these geographic requirements below.

Table 1 provides an overview of existing Metro policies and programs that support TOCs. These policies and programs continue to be eligible TOC Activities.

Existing Metro TOC Activities			
POLICIES	Targeted Geography (mi)		Status
	0-1/2 mile walkshed	0-3 mile bikeshed	
Joint Development (JD) Policy, incl. 35% Affordable Housing	X		updated July 2015 & Jan 2017
Affordable Housing Policies	X		Adopted July 2015
Systemwide Station Design Policy	X		Board recommendation Jan 2018
TOC Policy		X	Board recommendation anticipated spring 2018
Complete Streets Policy		X	adopted Oct 2014
First/Last Mile Strategic Plan		X	adopted Mar 2014
Sustainability Planning Policy		X	adopted Dec 2012
Active Transportation Strategic Plan		X	adopted May 2016
JD Unsolicited Proposals Policy	X		adopted Jan 2017
<b>PROGRAMS</b>			
Joint Development	X		ongoing
Active Transportation Grant Assistance Program		X	updated October 2017
Business Interruption Fund	X		NEED DATA
First/Last Mile Planning		X	ongoing, Board actions October 2016
TOD Planning Grant/TOC TIF Pilot Program		X	ongoing, Round 5 recommendations Feb 2018
MATCH and Small Business Loan Funds	X		ongoing, executed Fall 2017
West Santa Ana Branch TOC Strategic Implementation Plan		X	ongoing
Westlake/MacArthur Park Street Vending Pilot Program	X		ongoing

Measure M Local Return, and other eligible transportation funds, can be used or provided to municipalities for the following additional TOC Activities.

General activities around transit investments and promoting transit ridership and other non-driving mode of travel:

- Innovative community engagement that targets harder to reach communities
- Open streets or other events that promote multi-modal transit options
- Discounted transit passes
- Grants and/or technical assistance to support projects and programs that achieve TOC goals

Within the 0-1/2 mile walkshed:

- Public improvements (including plazas and open space) that create stronger connections to transit and improve the transit rider experience
- Affordable housing – we need to define what this means

Within the 0-3 mile bikeshed:

- First/last mile improvements
- Land use planning (funding regulatory documents, including CEQA, that remove regulatory barriers to enabling TOCs)
- Feasibility studies and related activities to form tax increment financing or other special assessment districts that will support investments, infrastructure, affordable housing and other amenities that enable TOCs. The district must include at least one High Quality Transit Stop but may span a broader radius around that stop