



STAFF REPORT TO THE ANTIOCH PLANNING COMMISSION

DATE: Regular Meeting of February 19, 2025

SUBMITTED BY: Zoe Merideth, Planning Manager ZM

SUBJECT: Metropolitan Transportation Commission (MTC) Transit-Oriented Communities (TOC) Policy

RECOMMENDED ACTION

No action is required.

DISCUSSION

Staff will provide a presentation on MTC's TOC Policy and Antioch's technical assistance grant applications.

MTC adopted the TOC Policy in September 2022 and revised it in October 2023. Final administrative guidance for the policy was released in September 2024. The TOC Policy is based on the goals of Plan Bay Area 2050, which is MTC/the Association of Bay Area Governments' long-range plan for transportation, housing, the economy, and the environment for the entire Bay Area.

Four goals guide the TOC Policy and advance Plan Bay Area 2050 implementation:

- Increase the overall housing supply in part by increasing the density for new residential projects. Prioritize affordable housing in transit-rich areas.
- In areas near regional transit hubs, increase density for new commercial office development.
- Prioritize bus transit, active transportation, and shared mobility within and to/from transit-rich areas, particularly to Equity Priority Communities located more than ½ mile from transit stops or stations.
- Support and build partnerships to create equitable transit-oriented communities within the San Francisco Bay Area.

The TOC Policy applies to Bay Area areas within ½ mile of existing and planned fixed-guideway transit stops and stations, including:

- Regional rail (e.g., Bay Area Rapid Transit, Caltrain)
- Commuter rail (e.g., Capitol Corridor, Altamont Corridor Express, Sonoma-Marín Area Rail Transit, Valley Link)
- Light-rail transit (LRT)
- Bus rapid transit (BRT)
- Ferries

The City of Antioch has one TOC area – the Antioch BART Station.

Jurisdictions subject to the TOC Policy must comply with four elements by early 2026:

- Minimum residential and commercial office densities for new development.
- Affordable housing production, preservation and protection, and stabilizing businesses to prevent displacement.
- Parking management.
- Transit station access and circulation.

Compliance with the TOC Policy will be a requirement for awards of future One Bay Area Grant (OBAG) funding. The next round of OBAG funding (OBAG 4) currently is planned for early 2026.

ATTACHMENTS

None