



Next stop: access to opportunity.

Transit Oriented Communities (TOC) Implementation Plan
Legistar: 2020-0110

Planning & Programming Committee
October 14, 2020

REVISED



Recommendations

1. Approve the TOC Implementation Plan and TOC Grant Writing and Technical Assistance Program Guidelines; and
2. Authorize CEO or designee to enter into multiple agreements with Los Angeles County cities, County of Los Angeles, and other eligible entities to fund TOC Grant Writing and TOC Technical Assistance recommended in the TOC Implementation Plan in an aggregate amount not to exceed \$5M, subject to annual budget programming.

Meeting the Moment

> **Mobility Transformation:**

- Measure M (2016)

> **Board Direction and Vision:**

- Vision 2028 Strategic Plan (2018)
- **TOC Policy (2018)**
- Equity Platform (2018)

> **Need/Urgency of core riders:**

- Affordable Housing, COVID-19, & Community Stabilization Crisis

TOC Policy Goals

*Increase transportation ridership
and choice*

*Stabilize and enhance communities
surrounding transit*

*Engage organizations, jurisdictions,
and the public*

Distribute transit benefits to all

Capture value created by transit

Initiative 1: TOC Corridor Baseline Assessments

TOC Corridor Baseline Assessment Process:

Jurisdiction Coordination/Stakeholder Engagement

TOC Data

- > Demographic
- > Displacement Risk
- > Economic & Employment
- > Mobility
- > Collision Data
- > Housing



TOC Policy Inventory/Assessment

- > Land Use Plans
- > Affordable Housing
- > Anti-Displacement
- > Economic Development
- > Value Capture
- > Environmental



TOC Strategy Recommendations

For municipalities to leverage the transit infrastructure for equitable TOCs with Metro Partnership Opportunities

Initiatives 2-4: Internal and External to Metro

INITIATIVE 2: *Continually Improve TOC Program Areas*

2.1	Implement TOC Programs in alignment with Policy Goals	16 actions, examples: > Update Joint Development Policy > Develop F/L Mile Plans for Transit Corridors
2.2	Improve effectiveness of existing Programmatic Areas	

INITIATIVE 3: *Enhance Internal Coordination*

3.1	Integrate TOC planning in Measure M corridor delivery	6 actions, examples: > Identify opportunity sites for development > Co-Develop CBO Partnering Strategy
3.2	Increase equitable partnership opportunities with CBOs	
3.3	Expand staff capacity and training in TOC areas	

INITIATIVE 4: *Strengthen Coordination & Collaboration*

4.1	Improve technical capacity & increase funding for TOCs	10 actions, examples: > Develop educational resources > Develop a centralized, user-friendly portal of Metro resources and tools
4.2	Improve education, information, and training around TOCs	
4.3	Support policy and funding legislation that advances TOCs	
4.4	Collaborate to implement TOC Corridor Baselines	
4.5	Improve accessibility of Metro resources and funding	

TOC Assistance Programs

TOC Grant Writing Assistance

- > Metro to provide Grant Writers
- > *Near-term:* Affordable Housing, Community Stabilization, RHNA, F/L Mile, MAT, & Transit to Parks
- > *Long-term:* TOC Corridor Baseline Recommendations

> Equity Criteria for prioritizing resources

> Authorization to enter into agreements with local jurisdictions not to exceed \$5M, subject to annual budget programming

TOC Technical Assistance

- > Host convenings
- > Up to \$200,000 for planning activities that support TOC activities
- > *Near-term:* Affordable Housing, RHNA, Community Stabilization, F/L Mile, MAT, & Transit to Parks
- > *Long-term:* TOC Corridor Baseline Recommendations

Plan Monitoring and Updates

- > A living document that will allow for continual feedback, learning, and improvement
- > **Semi**-Annual Reports to the Board
 - Progress and Achievements
 - Adjustments and Refinements
- > Baselines to be updated 5 to **7-10** years
- > Comprehensive TOC Plan update at 5-year period