

Los Angeles County Metropolitan Transportation Authority



DRAFT Transit Oriented Communities Policy Planning and Programming Committee



May 16, 2018

Policy Development Process

- Policy development required as part of Local Return Guidelines
- **Stakeholder-driven process:**
 - **January** : kick off and brainstorming with PAC and stakeholders
 - **Jan – April:**
 - ✓ 7 PAC Working Group Meetings
 - ✓ PAC check-in and draft review (2 meetings)
 - ✓ Meetings with interested stakeholders
 - ✓ Iterative review with County Counsel
 - ✓ Meetings with targeted internal Metro stakeholders
 - **May 9:** ACT LA Town Hall on TOC Policy and Equity Framework

TOC Definition

Transit Oriented Communities (TOCs) are places (such as corridors and neighborhoods) that, by their design, allow people to drive less and access transit more.

A TOC maximizes equitable access to a multi-modal transit network as a key organizing principle of land use and holistic community development



TOC Policy Goals

1. Increase transportation ridership and choice
2. Stabilize and enhance communities surrounding transit
3. Engage organizations, jurisdictions, and the public
4. Distribute transit benefits to all
5. Capture value created by transit

TOC Activities

- Geographic span defined as “General,” “Within 0-1/2 mile of a station” and “0-3 mile of a station”
- Include affordable housing, local business assistance, neighborhood amenities, grant assistance, land use planning, community engagement, public improvements
 - Metro has a history of programs/projects in each of these areas
- Require a “ transportation nexus” (Attachment B)
- Are permissive but not directive

Key Discussion Points

- TOC is a function of *land use* and *community development*
 - Note: Only municipalities or jurisdictions have land use authority. Metro is seeking to enable and incentivize TOC.
- Affordable Housing – targeted at 60% AMI or below
- How we describe targeted communities and stakeholder groups
- Goals are clear and specific; Activities are broadly defined
- Goals and activities are the first step; implementation and metrics are next

Next Steps

- Refine based on feedback from the Board and stakeholders
- Final Policy presented to Board in June or July
- Within 18 months, return to Board with:
 - TOC Implementation Plan and performance metrics
 - TOC Annual Report