



Igor Tregub, Councilmember District 4

CONSENT CALENDAR

March 24, 2026

To: Honorable Mayor and Members of the City Council

From: Councilmember Igor Tregub (Author), Mayor Adena Ishii (Co-Sponsor), Councilmember Cecilia Lunaparra (Co-Sponsor), Councilmember Terry Taplin (Co-Sponsor)

Subject: Letter of Gratitude to the Metropolitan Transportation Commission for their Support of Full Implementation of a Strong Transit-Oriented Communities Policy

RECOMMENDATION

Submit a letter of gratitude to the Metropolitan Transportation Commission (MTC) recognizing the full adoption and implementation of a strong and enforceable Transit-Oriented Communities (TOC) Policy.

BACKGROUND

In September 2022, the MTC adopted the TOC Policy as a central strategy of Plan Bay Area 2050+, the long-range plan developed jointly with the Association of Bay Area Governments (ABAG). The policy guides new housing and jobs to areas served by high-quality transit, helping to reduce greenhouse gas emissions, expand access to opportunity, and address the Bay Area's housing shortage.

The TOC Policy reflects extensive collaboration with local jurisdictions and includes key provisions such as flexibility through the "3Ps" framework (Production, Preservation, and Protection), averaging standards across station areas, and scaled requirements for smaller communities. Importantly, strong renter protections were incorporated to mitigate displacement risks and ensure that low-income residents and communities of color benefit from transit-oriented development.

Since the policy's adoption, Berkeley and other Bay Area jurisdictions have invested substantial staff time and public resources to amend zoning codes, update planning documents, and align local policies with TOC requirements. These efforts demonstrate Berkeley's good-faith reliance on the TOC Policy and its ongoing commitment to sustainable, equitable, and transit-focused development.

CURRENT SITUATION AND ITS EFFECTS

On February 25, 2026, the MTC Board of Directors voted 12–5, with one member absent, to reaffirm the adoption and full implementation of the Transit-Oriented Communities (TOC) Policy by the Metropolitan Transportation Commission. This action ensures that local jurisdictions, including the City of Berkeley, can continue aligning housing and job growth with high-quality transit investments. By maintaining strong land use and density standards, robust renter protections, and clear accountability mechanisms connected to One Bay Area Grant 4 (OBAG4) funding, the policy supports sustainable and equitable transit-oriented development across the Bay Area.

Concentrating housing and employment near transit remains essential for restoring transit ridership, reducing greenhouse gas emissions, and achieving the climate, equity, and housing production objectives outlined in Plan Bay Area 2050+. The TOC Policy also protects prior investments made by Berkeley and other jurisdictions in zoning, planning, and community engagement, reinforcing the region’s long-term strategy for inclusive growth and transit recovery.

By affirming and implementing a strong, enforceable TOC Policy, MTC is helping to preserve the integrity of regional planning while advancing equitable, transit-oriented growth that benefits all Bay Area residents.

FISCAL IMPACTS OF RECOMMENDATION

Limited staff time is required to communicate the City’s acknowledgment and continued support of the TOC Policy to the MTC and regional partners.

ENVIRONMENTAL SUSTAINABILITY

The TOC Policy directly advances regional and local climate objectives by concentrating new housing and employment near high-quality transit. This reduces vehicle miles traveled (VMT), lowers greenhouse gas emissions, and promotes compact, sustainable land use patterns. The City Council’s support reinforces Berkeley’s Climate Action and Adaptation Plan and aligns with Plan Bay Area 2050+ strategies to meet regional emissions reduction targets.

CONTACT PERSON

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ATTACHMENTS

1. Thank you letter

ATTACHEMENT #1 – Thank you letter

Dear Chair Noack and all members of the Metropolitan Transportation Commission (MTC) board,

We write to express the City of Berkeley's sincere appreciation for the MTC Board of Directors vote on February 25, 2026, to reaffirm the adoption and full implementation of the Transit-Oriented Communities (TOC) Policy as a key strategy of Plan Bay Area 2050+. This policy aligns housing and job growth with high-quality transit investments, helping reduce greenhouse gas emissions, expand access to opportunity, and address the Bay Area's ongoing housing shortage.

In particular we express our support for the policy that:

1. **Retains strong TOC standards** consistent with Plan Bay Area 2050+ growth targets, ensuring sufficient housing and job density near transit to achieve regional climate, equity, and planning goals.
2. **Preserves robust renter protections**, safeguarding low-income residents and communities of color from displacement while allowing them to benefit from transit-oriented development.
3. **Maintains compliance as a condition of OBAG4 funding**, ensuring accountability in linking regional funding to the implementation of TOC standards.
4. **Upholds TOC density standards**, rather than defaulting to weaker state standards, ensuring the region meets its climate, equity, and livability commitments.

We appreciate your vote of support of these four principles and look forward to partnering with you for in the future to implement these.

With appreciation,