

DRAFT Evaluation Criteria Framework - MTC Transit-Oriented Communities Policy

April 2025

MTC is sharing this **DRAFT** TOC Evaluation Criteria Framework so jurisdictions can test the framework and provide more detailed feedback to MTC staff alongside the slide deck/ material provided at stakeholder meetings and the May 2025 Joint MTC Planning and ABAG Administrative Committee meeting.

Proposed weights, scores, and thresholds for substantial or partial compliance are conceptual at this stage and are subject to change. This does not represent a final score and is not a determination of whether a jurisdiction complies with the TOC Policy. We look forward to your feedback on this and please don't hesitate to reach out to TOCPolicy@bayareametro.gov with any questions. An asterisk (*) indicates draft numbers subject to change.

Density (25 points total)

Minimum Density – Residential (DU/A)	Weight: 8 points*	Tier 1	Tier 2	Tier 3	Tier 4	DRAFT* Score
Fully compliant: meets or exceeds the standard		100	75	50	25	8*
Substantial compliance: 85% of required standard		85*	64*	43*	21*	6*
Partial compliance: 75% of required standard		75*	56*	38*	19*	4*
Minimum Density – Commercial Office (FAR)	Weight: 4 points*	Tier 1	Tier 2	Tier 3	Tier 4	DRAFT* Score
Fully compliant: meets or exceeds the standard		4.0	3.0	2.0	1.0	4*
Substantial compliance: 85% of required standard		3.40*	2.55*	1.70*	0.85*	3*
Partial compliance: 75% of required standard		3.00*	2.25*	1.50*	0.75*	2*
Maximum Density – Residential (DU/A)	Weight: 8 points*	Tier 1	Tier 2	Tier 3	Tier 4	DRAFT* Score
Fully compliant: meets or exceeds the standard		150	100	75	35	8*
Substantial compliance: 85% of required standard		128*	85*	64*	30*	6*
Partial compliance: 75% of required standard		113*	75*	56*	26*	4*
Maximum Density – Commercial Office (FAR)	Weight: 5 points*	Tier 1	Tier 2	Tier 3	Tier 4	DRAFT* Score
Fully compliant: meets or exceeds the standard		8.0	6.0	4.0	3.0	5*
Substantial compliance: 85% of required standard		6.80*	5.10*	3.40*	2.55*	4*
Partial compliance: 75% of required standard		6.00*	4.50*	3.00*	2.25*	3*

Affordable Housing / Commercial Stabilization (25 points total)

Production Policies (2)	Weight: 8 points*	DRAFT* Score
Fully compliant: two adopted policies		8*
Partial compliance: one of the two required policies is adopted		4*
Preservation Policies (2)	Weight: 8 points*	DRAFT* Score
Fully compliant: two adopted policies		8*
Partial compliance: one of the two required policies is adopted		4*
Protection Policies (2)	Weight: 8 points*	DRAFT* Score
Fully compliant: two adopted policies		8*
Partial compliance: one of the two required policies is adopted		4*
Commercial Stabilization Policy (1)	Weight: 1 point*	DRAFT* Score
Fully compliant: meets or exceeds the standard		1 or 0*

Parking (25 points total)

Minimum Auto – Residential Weight: 2 points*						DRAFT* Score
2 points if jurisdiction demonstrates that it prohibits minimums via attestation/resolution of AB 2097 compliance or code snippet						2 or 0*
Minimum Auto – Commercial Weight: 2 points*						DRAFT* Score
2 points if jurisdiction demonstrates that it prohibits minimums via attestation/resolution of AB 2097 compliance or code snippet						2 or 0*
Maximum Auto – Residential (spaces/unit)	Weight: 6 points*	Tier 1	Tier 2	Tier 3	Tier 4	DRAFT* Score
Fully compliant		0.375	0.5	1.0	1.5	6*
Substantial compliance		0.4*	0.6*	1.2*	1.8*	4*
Partial compliance		0.5*	0.7*	1.3*	2.0*	2*
Maximum Auto – Commercial (spaces/ 5,000 sq. ft.)	Weight: 6 points*	Tier 1	Tier 2	Tier 3	Tier 4	DRAFT* Score
Fully compliant		0.25	1.6	2.5	4.0	6*
Substantial compliance		0.29*	1.9*	2.9*	4.7*	4*
Partial compliance		0.33*	2.1*	3.3*	5.3*	2*
Minimum Bicycle – Residential (spaces/ unit) Weight: 3 points*						DRAFT* Score
Meets required minimum of 1 bike space per dwelling unit						3*
0.85 to 0.99 bike space per dwelling unit						2*
Minimum Bicycle – Commercial Office (spaces/5,000 sq. ft)						DRAFT* Score
Weight: 3 points*						
Meets required minimum of 1 bike space per 5000 square feet						3*
0.85 to 0.99 bike space per 5000 square feet						2*
Allow Unbundled Parking Weight: 1 point*						DRAFT* Score
1 point if jurisdiction has adopted the policy						1 or 0*
Allow Shared Parking Weight: 1 point*						DRAFT* Score
1 point if jurisdiction has adopted the policy						1 or 0*
Parking Management Policy Weight: 1 point*						DRAFT* Score
1 point if jurisdiction has adopted an applicable policy						1 or 0*

Station Access & Circulation (25 points total)

Compliant Complete Streets Policy Weight: 3 points*						DRAFT* Score
3 points if jurisdiction has adopted an applicable policy						3 or 0*
Prioritize or Implement Active Transportation Projects Weight: 7 points*						DRAFT* Score
7 points if jurisdiction has prioritized or implemented active transportation projects						7 or 0*
Compliant Access Gap Analysis Weight: 8 points*						DRAFT* Score
8 points if jurisdiction has adopted a compliant access gap analysis						8 or 0*
Compliant Mobility Hub Plan/ Project/ Application Weight: 7 points*						DRAFT* Score
7 points if jurisdiction has adopted a compliant mobility hub plan/ project/ application						7 or 0*