

GUIDELINES

Transportation for Livable Communities (TLC) Transit-Oriented Development Incentive Program

Introduction

In an effort to encourage land use decisions that support transit and reduce regional traffic congestion, the Transportation Agency for Monterey County (TAMC) has created the Transportation for Livable Communities (TLC) Transit-Oriented Development Incentive Program, which rewards jurisdictions that approve new housing and mixed-use development in urban locations near transit hubs. The goal of the program is to promote infill development in walkable areas thereby increasing living and transportation choices while reducing reliance on automobiles.

This program awards funds for transportation projects to local jurisdictions that approve building permits for compact housing and mixed-use development near transit. Eligible transportation projects must meet Regional Surface Transportation Program (RSTP) criteria.

Funds may be used to build transportation-related improvement projects that are eligible for the RSTP funds including but not limited to road improvements, traffic calming, transit centers, traffic signal enhancements, bicycle and pedestrian facilities. The transportation project may be located anywhere within the local jurisdiction, but the applicant will be awarded bonus points if the transportation project is closely linked to the development project. Project sponsors may be a city, the county, or a partnership between a local jurisdiction and the county.

This program aims to capitalize on public investments in transportation infrastructure, help rebuild and revitalize town centers and main streets, promote infill development, create more walkable communities, encourage transit use, and address regional housing needs by:

- Promoting housing and mixed-use development in core areas where transportation infrastructure already exists.
- Supporting transportation improvements to build livable communities in which walking, bicycling and public transit are viable choices.
- Encouraging transit ridership by locating housing and mixed-use development at transit stops throughout the region.
- Forging partnerships between transportation and land use decision-makers through incentives to encourage transit-oriented and downtown housing.
- Promoting interconnectedness in neighborhoods and narrow street standards.

Eligibility Requirements and Evaluation Criteria

To be eligible to receive transportation funds via the TLC program, development projects must meet the criteria in the basic eligibility section below. Eligible projects will be evaluated using the point system in the application. Award amounts will be based on this information.

TAMC reserves the right to scale up or down individual awards based on the total number of applicants, availability of funds, merits of the individual project, and the extent to which the project meets and reflects the goals of the TLC program. TAMC may set conditions on grant awards, including requirements for recipients to implement recommended design revisions or expand community outreach.

TLC grant awards will be made based on the development project, its proximity to transit and incorporation of livable communities characteristics. The purpose of the grant is not to build these characteristics. TLC award applicants will be required to provide proof of the characteristics described in the next three sections by submitting:

1. A **site plan** that identifies transit stops and routes and indicates the location of the ADA-compliant pedestrian path from residential project to a transit stop.
2. **Schedules** for transit routes serving the project.
3. A one-page **project description** and explanation of how this housing or mixed-use project meets the goals of the TLC grant program.
4. Brief description of the **transportation project** on which grant funds would be spent if awarded, showing its link, if any, to the housing or mixed-use project.
5. **Letters of support** and other documentation of community involvement.

Award size

The recommended cap on funding awards is \$400,000.

Who may apply

Project sponsors may be a city, the county, or a partnership between a local jurisdiction and the county or regional agency.

Eligible Project Characteristics

- **Under Review:** A project sponsor may submit an application for TLC funds when a proposed housing or mixed-use project is under review. Projects are eligible if they are in the process of obtaining planning commission approval for the housing development. Projects that are fully permitted, where the local planning commission has already approved the size, density and number of units, are not eligible.
- **Transit-oriented:** The development site must be within 1/3 of a mile walk (1,800') from a transit hub defined as a train station, transit center, or bus stops that serve two or more routes with no greater than 30 minute headways at peak times, or a planned transit center that is part of the Monterey County Short Range Transit Plan, or a train station that has been included in the TAMC Rail Plan. Planned stations or transit centers must be under environmental review. Exceptions to this requirement are cities currently not served by high-frequency transit service that are: 1) creating the conditions that would allow for increased transit service, 2) encouraging livable communities design principles in mixed-use and housing developments, and 3) supporting infill and redevelopment of downtown areas.
- **Infill or Redevelopment:** The development must be built on an infill or redevelopment site that is within an incorporated city, or that is within a Redevelopment Area located in the unincorporated portion of Monterey County. Infill sites must have development on at least three sides covering no less than 80% of adjacent land. These sites must not be zoned for agriculture, forestry or open space uses. A redevelopment site is any site that has been previously developed or is within a Redevelopment Area.
- **Density:** Housing projects must have a minimum density of 15 units per acre. Bonus points will be awarded for higher densities. Mixed-use developments must have an average of 15 units per acre and be at least 50% housing.
- **Livable Community:** Project must promote walkability. Main residential and customer entrances should open directly onto a street with a sidewalk. The site plan and project maps should demonstrate pedestrian paths of travel including, but not limited to, a path from the center of the project to nearby destinations and one to the transit stop. These paths must comply with the Americans with Disabilities Act.
- **Community Support:** Project sponsor must undertake extensive community outreach on the development project and incorporate public input into the project design prior to submitting the TLC application.

Application and Grant Process

1. TAMC issues a call for projects.
2. Project sponsors submit initial applications to TAMC.
3. TAMC staff previews applications, gives feedback to project sponsors and asks for clarification if needed.
4. Project sponsors submit final applications.
5. Application Review Panel reviews applications based on the criteria outlined above.
6. Technical Advisory Committee receives panel's analysis and makes recommendation to TAMC Board.
7. TAMC Board announces grant awards.
8. Project sponsor submits letters demonstrating that development project has received a building permit within two years of grant award.
9. Project sponsor submits letters demonstrating development project has broken ground and is under construction with one year of receiving the building permit.
10. Project sponsor submits brief report to TAMC after the development project has broken ground responding to any requests or conditions from the TAMC Board.
11. Project sponsor submits a description of the RSTP-eligible transportation project, towards which sponsor will obligate award money.
12. TAMC allocates funds to project sponsor and project sponsor has one year to obligate funds within the funding award limit.

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