

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSE COMMITTING TO TAKE STEPS TOWARD ACHIEVING COMPLIANCE WITH THE METROPOLITAN TRANSPORTATION COMMISSION'S TRANSIT-ORIENTED COMMUNITIES POLICY AS A CONDITION FOR THE METROPOLITAN TRANSPORTATION COMMISSION TO ALLOCATE REGIONAL DISCRETIONARY FUNDING TO THE FOLLOWING PROJECTS: SPECIFIC PLANS AND ZONING CHANGES; AND AUTHORIZING THE CITY MANAGER OR HER DESIGNEE TO: (1) NEGOTIATE AND EXECUTE GRANT AGREEMENTS AND ALL DOCUMENTS NECESSARY TO EFFECTUATE A GRANT AGREEMENT WITH THE METROPOLITAN TRANSPORTATION COMMISSION FROM TRANSIT-ORIENTED COMMUNITIES PLANNING AND IMPLEMENTATION GRANTS IN AN AMOUNT NOT TO EXCEED \$1,200,000, WITH NO LOCAL MATCH, TO IMPLEMENT DENSITY REQUIREMENTS FOR OFFICE AND RESIDENTIAL USES IN PROXIMITY TO TRANSIT STATIONS AS REQUIRED BY THE METROPOLITAN TRANSPORTATION COMMISSION'S TRANSIT-ORIENTED COMMUNITIES POLICY; AND (2) NEGOTIATE AND EXECUTE GRANT AGREEMENTS AND ALL DOCUMENTS NECESSARY TO EFFECTUATE A GRANT AGREEMENT WITH THE VALLEY TRANSPORTATION AUTHORITY TO IMPLEMENT DENSITY REQUIREMENTS FOR OFFICE AND RESIDENTIAL USES IN PROXIMITY TO TRANSIT STATIONS AS REQUIRED BY THE METROPOLITAN TRANSPORTATION COMMISSION'S TRANSIT-ORIENTED COMMUNITIES POLICY IN AN AMOUNT NOT TO EXCEED \$175,000, WITH A 10% LOCAL MATCH, SUBJECT TO THE APPROPRIATION OF FUNDS

WHEREAS, the Metropolitan Transportation Commission ("MTC") adopted Resolution 4530, the Transit-Oriented Communities ("TOC") Policy; and

WHEREAS, the TOC Policy incentivizes local jurisdictions to plan and zone for higher residential and commercial densities in areas within one half-mile of existing and

planned fixed-guideway transit stops and stations to support the region's transit investments and implement key GHG reduction strategies from Plan Bay Area 2050; and

WHEREAS, incentivizing local jurisdictions to also adopt policies focused on increasing housing production of all types, particularly affordable housing production, preservation and protection, commercial anti-displacement and stabilization, parking management, and transit station access and circulation further supports regional transit investments and Plan Bay Area 2050 implementation; and

WHEREAS, in 2023, MTC identified 2 tier one TOCs, 2 tier two TOCs, 41 tier three TOCs, and 2 tier four TOCs in the City of San José; and

WHEREAS, MTC conditions the allocation of regional discretionary funding for fixed-guideway transit extension projects on compliance with the TOC Policy; and

WHEREAS, MTC anticipates that future regional funding, such as the One Bay Area Grant ("OBAG") program, will consider compliance with the TOC Policy as part of the prioritization and project selection process starting with OBAG 4, expected in 2026; and

WHEREAS, the TOC Policy establishes different compliance expectations for existing and planned station areas based on the level of transit service; and

WHEREAS, the TOC Policy identifies four TOC Policy areas (density, housing affordability, parking, and access/circulation); and

WHEREAS, on September 30, 2024, the MTC announced a Call for Projects for TOC Planning and Implementation Grants, and informed local jurisdictions of a November 22,

2024, deadline for submittals of Applications, as well as grant application guidance and requirements including compliance with the TOC Policy; and

WHEREAS, the City of San José applied for and has been awarded a grant for \$175,000, with a 10% local match requirement, from the Valley Transportation Authority (“VTA”) for TOC Policy work, including implementing density requirements for office and residential uses in proximity to transit stations;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SAN JOSE THAT:

1. The Council of the City of San José submitted grant applications to MTC for \$1,200,000 for two TOC Planning and Implementation Grants, for Specific Plans and Zoning Changes, in response to the MTC’s Call for TOC Planning and Implementation Projects.
2. The Council of the City of San José accepted grant awards from MTC in the amount of \$1,200,000 for Specific Plans and Zoning Changes in response to the MTC’s Call for TOC Planning and Implementation Projects.
3. The Council of the City of San José commits to completing the associated Specific Plans and Zoning Changes Grants work scope following an MTC grant award by applying for these funds.
4. The Council of the City of San José intends to adopt relevant plans, policies or zoning updates emerging from the work completed through the Specific Plans and Zoning Changes Grants to comply with the TOC density requirements.

5. The Council of the City of San José also submitted a grant application to the VTA in the amount of \$175,000, with a 10% local match, subject to the appropriation of funds, to implement density requirements for office and residential uses in proximity to transit stations as required by the Metropolitan Transportation Commission's Transit-Oriented Communities policy.
6. The Council of the City of San José accepted a grant award from VTA in the amount of \$175,000, with a 10% local match, subject to the appropriation of funds, to implement density requirements for office and residential uses in proximity to transit stations as required by the Metropolitan Transportation Commission's Transit-Oriented Communities policy.
7. The City Manager or her designee is hereby authorized to negotiate and execute grant agreements and all documents necessary to effectuate a grant agreement with the Metropolitan Transportation Commission from Transit-Oriented Communities Planning and Implementation Grants in an amount not to exceed \$1,200,000, with no local match, to implement density requirements for office and residential uses in proximity to transit stations as required by the Metropolitan Transportation Commission's Transit-Oriented Communities policy.
8. The City Manager or her designee is hereby authorized to negotiate and execute grant agreements and all documents necessary to effectuate a grant agreement with the Valley Transportation Authority to implement density requirements for office and residential uses in proximity to transit stations as required by Metropolitan Transportation Commission's Transit -Communities policy in an amount not to exceed \$175,000, with at 10% local match, subject to the appropriation of funds.

ADOPTED this _____ day of _____, 2025, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

MATT MAHAN
Mayor

ATTEST:

TONI J. TABER, MMC
City Clerk