October 22, 2025

Re: MTC Workshop
Transit Oriented Communities and the One Bay Area Grant Program

Dear MTC Commissioners:

We are writing in support of maintaining or strengthening the Affordable Housing and Commercial Stabilization Policies in the Transit-Oriented Communities Policy (TOC) and linking local OBAG 4 funding to compliance with those policies. In the Bay Area, there are currently thousands of families at risk of displacement. MTC has a mandate, outlined in Plan Bay Area 2050 and elsewhere, to advance affordable housing across production, preservation, and protections (the 3Ps framework). The TOC is essential to advancing that mandate, as well as meeting our Regional Housing Needs Assessment goals.

Equitable access to affordable housing is a central goal of Plan Bay Area 2050, and the TOC's Affordable Housing and Commercial Stabilization Policies further that goal. These policies help protect our existing communities, especially Equity Priority Communities, while building new housing and increasing transit ridership. Plan Bay Area 2050 specifically lays out the need for and commitment to stronger housing policies across the 3Ps including "strengthen[ing] renter protections beyond state law"[1]

Keeping people in their homes through tenant protections, preservation, and affordable housing production is critical to meeting our climate goals. The housing affordability crisis has coincided with a boom in extreme commutes — since 2010, the number of Bay Area

[1] MTC/ABAG, Plan Bay Area 2050, planbayarea.org.

residents who commuted 90-minutes or more each way to work has doubled.[2] Per MTC's own eviction study, over 20,000 eviction lawsuits were filed in the Bay Area between July 2023 and June 2024,[3] forcing people further away from job centers.

The TOC's Affordable Housing and Commercial Stabilization Policies already provide substantial flexibility for local jurisdictions to adopt policies tailored to local circumstances. Years of hard work and compromises have gone into developing a robust policy menu that works for a region as diverse as the Bay Area. The flexibility incorporated into the policy ensures that jurisdictions have several ways to attain compliance in a way that works for their local contexts.

Finally, the success of the TOC's Affordable Housing and Commercial Stabilization Policies relies on a real commitment from jurisdictions to meet the requirements and for MTC to provide meaningful incentives. The best way to keep jurisdictions accountable and hold them to their commitments is to condition OBAG 4 and other discretionary funding managed by MTC to encourage cities and counties to adopt and implement the TOC policies. Most jurisdictions are likely already partially compliant, which sets a strong floor for the region. MTC has also already provided TOC planning grants to provide technical assistance to jurisdiction and support them in reaching compliance.

As a region, it is critical that we work together to advance our climate and housing equity goals, and those goals can only be reached if every Bay Area resident, regardless of income, has access to safe, stable, and affordable housing near their work and community. The TOC's Affordable Housing and Commercial Stabilization Policies are critical to this vision.

Thank you for your consideration.

Sincerely,

Amanda Chang
Urban Habitat

Emily Wheeler
Public Advocates

Quintin Mecke
Council of Community Housing Organizations

Jeff Levin
East Bay Housing Organizations

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[2] PolicyLink/USC Equity Research Institute, Bay Area Equity Atlas, bayareaequityatlas.org.
[3] BAHFA, Evictions in the Nine-County Bay Area, https://mtc.ca.gov/about-mtc/authorities/bay-area-housing-finance-authority/bahfa-programs/bay-area-eviction-study.

Tara Clancy and Lyndsay Wright
Mobile Homeowners Unite!

Omar Carrera
Canal Alliance

Ofelia Bello
PAHALI Community Land Trust

Duane Bay
East Palo Alto Community and Neighborhood Development Organization

Karyl Eldridge
One San Mateo

Shanti Singh and Eduardo Torres
Tenants Together

Dave Thompson
My Eden Voice

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Transform

Violet Wulf-Saena and Cade Cannedy
Climate Resilient Communities

Elisa Orona
Partnership for the Bay's Future and the Great Communities Collaborative

Alison Cingolani
Silicon Valley at Home

Leah Simon-Weisberg
California Center for Movement Legal Services

Kenia Najar
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