

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

What is TOD?

Transit Oriented Development, or "TOD," is characterized by compact, pedestrian- and bicycle-friendly development built within easy walking distance of transit hubs. TOD should include a mix of different land uses that are oriented to the pedestrian realm. This type of development promotes pedestrian activity and enables people to get around without a car. TOD incorporates the livable communities concept: neighborhoods that integrate a range of housing options with jobs, commercial services, and recreational opportunities all proximate to transit services.

Why is TAMC funding TLC?

The population of Monterey County is projected to grow by 30% in the next 20 years. The form that growth takes will have a critical impact on how well our transportation system functions and the quality of life in our communities. Developing transit-oriented town centers and neighborhoods will help Monterey County accommodate this growth, while maintaining our rural heritage. Increasing the supply of affordable housing in existing communities close to jobs, services, and transit reduces the demand on regional road and freeway networks and increases transit ridership and transit service to bring Monterey County residents closer to the places they want to be. Therefore, the Transportation Agency for Monterey County (TAMC) has created the Transportation for Livable Communities (TLC) Transit-Oriented Development Incentive Program to encourage land use decisions that support TOD.

What does TLC do?

TLC rewards jurisdictions that approve new housing and other development in urban locations near transit hubs. The goal of the program is to promote walkable, relatively high-density development near transit options, thereby increasing living and transportation choices while reducing reliance on automobiles. An initial set-aside of \$1 million has been allocated from the Regional Surface Transportation Program (RSTP) to fund the first year of the TLC program. This program will 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.

How can a jurisdiction get a TLC grant award?

TAMC collaborated with the Surface Transportation Policy Project (STPP) in San Francisco and local jurisdictions to define the specific set of criteria that determine eligibility for a TLC award. A "Call for Projects" was distributed in November 2002. Five applications were submitted by the deadline of February 28, 2003. An application review panel analyzed the applications using a three-tiered evaluation process that includes: basic eligibility requirements, a point system to rank projects for funding, and a determination of award amounts. Awards were decided and announced at the June 25, 2003 TAMC Board meeting.

More questions?

Questions about TAMC's TLC program may be directed to Christina Watson at (831) 775-4406 or via email to christina@tamcmonterey.org.