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Transit Oriented Communities Annual Report  
October 2020 - December 2021

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## *TOC Annual Report*

The Metro Board adopted the Transit Oriented Communities (TOC) Policy in 2018 and the accompanying TOC Implementation Plan in 2020. Both were developed in partnership with stakeholders that participated in the TOC Policy Working Group. The TOC Policy Working Group included advocacy organizations, representatives from Los Angeles County jurisdictions (cities and County of Los Angeles), the Southern California Association of Governments (SCAG) and Councils of Government (COGs) representatives. Both the TOC Policy and Implementation Plan included a commitment to track progress over time. The TOC Annual Reports (AR) will be the mechanism by which Metro will report on TOC implementation.

## Background

The TOC Policy defined TOCs for Metro and eligible TOC activities that local jurisdictions could fund using Measure M Local Return, as well as identified when Metro leads activities directly and when Metro partners and support others. The TOC Policy included five goals that Metro seeks to implement through the TOC Implementation Plan:

1. Increase transportation ridership and choice
2. Stabilize and enhance communities surrounding transit
3. Engage organizations, jurisdictions, and the public
4. Distribute transit benefits to all
5. Capture the value created by transit

The TOC Implementation Plan (TOC Plan) is organized by four initiatives, described below:

- **Initiative 1: Creating TOC Corridor Baselines Assessments for Metro Transit Corridors** Highlights community characteristics, opportunities and needs to support communities in leveraging the positive benefits of the transit investment and preparing for potential unintended consequences.
- **Initiative 2: Continually Improving Metro TOC Programmatic Areas** Includes a series of actions that Metro will undertake to ensure that Metro TOC Programs align with the policy goals and outcomes.
- **Initiative 3: Enhancing Metro's Internal Coordination** Activities that Metro will undertake to enhance internal coordination in support of creating TOCs in LA County, including in the delivery Measure M transit projects.
- **Initiative 4: Strengthening Coordination and Collaboration with Metro's Partners** Many of the activities that are critical to TOCs are outside of Metro's jurisdiction. This initiative calls for the essential ongoing coordination and collaboration with municipalities, local communities, and advocacy organizations for the region to realize equitable TOCs.

## WHAT ARE TOCS?

Transit Oriented Communities are places that, by their design, allow people to drive less and access transit more.

A TOC maximizes equitable access to a multi-modal transit network as a key organizing principle of land use planning and holistic community development. TOCs differ from Transit Oriented Development (TOD) in that TOD is a specific building or development project that is fundamentally shaped by proximity to transit.

**TOCs promote equity and sustainable living in a diversity of community contexts by:**

- offering a mix of uses that support transit ridership of all income levels (e.g. housing, jobs, retail, services and recreation);
- ensuring appropriate building densities, parking policies and urban design that support accessible neighborhoods connected by multi-modal transit;
- elevating vulnerable users and their safety in design; and
- ensuring that transit-related investments provide equitable benefits that serve local, disadvantaged and underrepresented communities

## Funding

Measure M Local Return allows LA County jurisdictions to utilize local return funding for TOC Activities, as defined in the TOC Policy. TOC Activities are largely community development activities ranging from affordable housing, land use planning and first/last mile improvements. Measure M Local Return allows LA County jurisdictions to utilize local return funding for TOC Activities, as defined in the TOC Policy. TOC Activities are largely community development activities ranging from affordable housing, land use planning and first/last mile improvements. In FY21, approximately 1% of the Measure M Local Return funds expended were used for TOC Activities.

Measure M contains additional funding opportunities for TOC related activities, especially related to FLM and other improvements to public right-of-way. This includes Multiyear Subregional Programs (MSP) which are programmed at the discretion of subregional Councils of Governments, and discretionary programs, notably the Metro Active Transport, Transit and First/Last Mile (MAT) program.

Beyond Measure M Local Return, Metro has utilized Measure R 2% to fund programs such as the TOD Planning Grant Program. However, this funding source is now oversubscribed. General Fund dollars are generally unrestricted funding sources that can be utilized for TOC but are also a critical source of funding for transit operations.

More recently, the Board has approved the following programs that support funding for TOC Activities:

- The TOC Technical Assistance Program (TOC TAP) (2021): A competitive funding program that was launched in September 2021. The TOC TAP provides up to \$200,000 in funding for TOC technical capacity building activities. A total of \$5M has been approved by the Board, subject to annual budget programming.
- First/Last Mile (FLM) Guidelines (2021): Local jurisdictions have the option to direct the 3% local contribution for major rail transit projects toward their activities implementing FLM pathways that are designed in coordination with the larger transit corridor projects. The FLM Guidelines describe specific terms and process for this opportunity.
- Joint Development update (2021): Allows for proceeds from Joint Development projects to be reinvested in TOC activities.

Beyond Metro, jurisdictions can pursue external grants to fund TOC activities and Metro supports this through the TOC Grant Writing Assistance Program (launched in 2021) and the ongoing Metro Caltrans ATP Grant Writing Assistance Program.

## Equity

Equity is critical to realizing TOCs in Los Angeles County. As such, Metro strives to embed equity in TOC Plan implementation as both a process and an outcome. The TOC Plan included the equity definition and a commitment to prioritize resources, through the new TOC Grant Writing Assistance Program and Technical Assistance Programs, in Equity Focus Communities (EFCs) and other high-need communities. The in-process TOC Corridor Baseline Assessments (Initiative 1) will be carried out in all Metro transit corridors, starting with Measure M. Equity will be one of the factors driving sequencing. In addition, the consultant team will include Community Based Organizations (CBOs) to ensure that the Baselines and stakeholder engagement is equitable and leverages local community voices in the process.

Of the 32 actions in the TOC Plan, 27 are programmatic in nature (for example, updating the website, establishing standard operating procedures, tracking legislation) and 15 are place-based programs (FLM plans, Joint Development sites, technical assistance to jurisdictions, and similar). Examples of how equity has shaped the programmatic actions include:

- Update to the Joint Development Policy (Action 2.1b) that has resulted in an Affordable First policy for Metro Joint Development Projects.
- The completion of the CBO Partnering Strategy (Action 3.2a) which will result in consistent and equitable structures for Metro to partner with CBOs.
- Coordinating with Equity Officer on TOC Plan implementation and opportunities to maximize Equity Platform integration, including operationalizing Metro's Equity definition and related tools (Action 3.3b). This has been realized through embedding equity in the TOC Plan, TOC Grant Writing Assistance and utilizing the various equity tools that have been developed by the Office of Equity and Race as part of funding and project development decisions.

Of the 15 place-based programs, 10 include project sites in EFCs. Examples include FLM plans in stations that are largely in EFCs and MAT funding for communities located in EFCs, Design Review for Measure M Corridors that are in EFCs, development of affordable housing (the majority of joint development sites are in EFCs), and providing TOD Strategic Advising services to jurisdiction located within EFCs. As a living document, the TOC Plan will allow for ongoing opportunities to improve and enhance Metro's TOC program to be most impactful in realizing equitable TOCs in LA County.

## TOC Annual Report Structure

Each of the four TOC Plan initiatives include an introductory section with an overview of the strategies, a tally of the total number of actions, completed actions, notable success, key lessons learned, and a list of actions that have not yet been initiated. The introductory section for each initiative is followed by a tracking table that includes the status of each action, including whether an action is complete, in-process, ongoing, or pending.

- **Complete:** An action that has reached conclusion
- **In-process:** An action that is in development, but not fully operational
- **Ongoing:** An action that will continue over multiple years
- **Pending:** An action that has not yet been initiated

Initiatives 2 through 4 will be tracked through a series of strategies, actions, and measures, defined below:

- **Strategy:** Outcomes that Metro seeks to achieve through plan
- **Action:** Programs that will be continued or created to achieve the initiative strategies
- **Measures:** Activities that Metro will achieve, track, and report on in the TOC Annual Reports

**STRATEGY #:**

**Outcome that Metro seeks to achieve through plan**

ACTION	MEASURE	STATUS
Program that will be continued or created to achieve the initiative strategy	Activities that Metro will achieve, track and report in on the TOC Annual Reports	(In-process, Ongoing, etc.)



## INITIATIVE 1



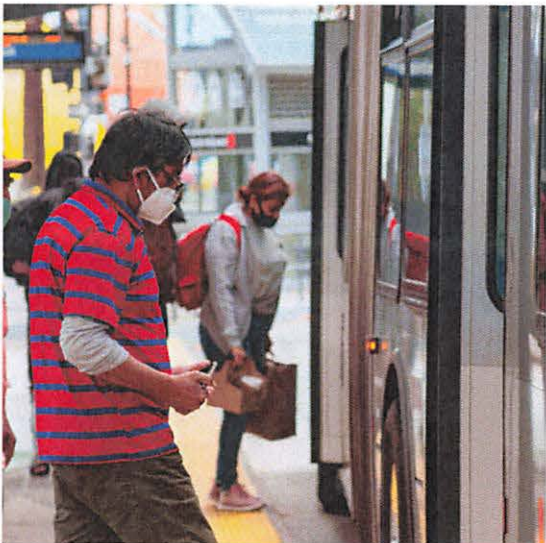
### **Initiative 1:**

## **Create TOC Corridor Baseline Assessments for Metro Transit Corridors**

Metro will prepare TOC Corridor Baseline Assessments (Baselines) for all Metro transit corridors, starting with the Measure M corridors. The Baselines provide a snapshot of where communities are at the time of Baseline preparation. They will be informed by collaboration with station area jurisdictions, deep and inclusive stakeholder engagement, data, policy inventories and assessments, and a series of TOC recommended implementation strategies. The fundamental goal of the Baselines is to support transit corridor communities in equitably leveraging the positive benefits that come with transit investments while simultaneously supporting them to prepare for the potential unintended consequences of issues like gentrification and displacement. In addition, Metro has committed to partnering with Community Based Organizations (CBOs) and with academic institutions on the Baseline data development.

**AR Update:** Procurement is underway, updates will be provided in the next AR.

# INITIATIVE 2



## Initiative 2: Continually Improving TOC Programmatic Areas

Initiative 2 is specific to Metro's TOC team which includes Joint Development, First Last Mile (FLM), Transit Supportive Planning/Strategic Initiatives, and Systemwide Design (SWD). This initiative includes two strategies and 16 actions. Of the 16 actions, one is completed, two are in-process, 10 are ongoing, and three are pending.

The Initiative 2 strategies encompass implementing TOC programs in alignment with the TOC Policy Goals and improving the effectiveness of the TOC programs.

### Notable successes from the reporting period include:

- **Action 2.1a (Joint Development):** Planning for 1,028 new affordable units and 249 constructed affordable units in LA County
- **Action 2.1b (Joint Development Policy):** Board adoption of the Updated Joint Development Policy
- **Action 2.1c (FLM Plans):** Board adoption of FLM plans for the East San Fernando Valley (ESFV) Transit Corridor, G-Line (Orange) Sepulveda Station, D-Line (Purple) Section 1, K-Line (LAX/Crenshaw) and FLM Guidelines.
- **Action 2.1i (Design Review):** Design review of 80 new Metro transit stations
- **Action 2.2a (Transit Supportive Planning):** Briefing over 176 partners on TOC programs

### Key Lessons Learned include:

- CBOs have invaluable insight on the planning processes and community engagement strategies and have been essential partners in developing FLM Plans. With the completion of the CBO Partnering Strategy, the TOC team should continue to identify ways to integrate CBOs into project teams.
- Incorporating SWD standards in the earliest phases of transit corridor and station planning is essential to complying with Systemwide Design Standards.
- The Joint Development Policy was adopted in 2021 and with that, the Joint Development Program shifted from tracking the percentage of affordable units (portfolio-wide) to instead tracking the total number of affordable units. Therefore, the Action 2.1a measure has been revised to track the total number of affordable units (and affordability levels) to align with the updated Metro Joint Development Policy.
- Transit supportive programs must extend beyond funding and include capacity building and strategic support for jurisdictions, in particular in low-resourced jurisdictions.

**STRATEGY 2.1:**

**Implement Metro TOC Programmatic Areas, including programs and tools in alignment with Policy Goals**

ACTION	MEASURE	STATUS
2.1a. In alignment with the Joint Development Policy, build 10,000 housing units by the year 2031, at least 5,000 of which would be income restricted.	<p># Units planned, in-construction, completed (total and in reporting period)</p> <p>&gt; Affordability levels</p> <p>To date, Metro has completed construction of 2,221 total housing units, 791 of which are income restricted. In addition, 189 income-restricted units are currently under construction. There are an additional 2,186 total units in negotiation, 1,077 of which are income restricted.</p>	Ongoing
2.1b. Evaluate Metro Joint Development Policy to strengthen commitment to addressing the affordable housing crisis through additional tools and policies.	<p>&gt; Memo summarizing tools/policies to increase affordable housing production Joint Development Policy Paper and Policy Update</p> <p>&gt; Board adoption of update Joint Development (JD) Policy Adopted in June 2021</p>	Completed
2.1c. Develop First/Last Mile Plans for Metro transit projects	<p># FLM plans by station areas Board adopted four plans for ESFV (14 stations), G-Line (Orange) (1 station), D-Line (Purple) Section 1 (3 stations), and the Expo/Crenshaw Station at the intersection of the E (Expo) and K (LAX/Crenshaw) Lines.</p>	Ongoing
2.1d. Support municipalities in implementing First/Last Mile Plans for existing and new Metro transit stations.	<p># Grant writing assistance provided TOC GWA Program launched in June 2021. Requests were not received during the reporting period.</p> <p># Funded projects</p>	Ongoing
2.1e. Implement Measure M Active Transport (MAT Program) and fund active transportation projects using the MAT program.	<p># Projects selected for funding 16 total; 11 FLM and 5 Active Transportation Corridors</p>	Ongoing
2.1f. Support implementation of active transportation projects using the MAT program.	<p># Transit stations/stops funded for FLM improvements 11 rail and bus stops, and in many cases, other adjacent transfer stops</p> <p># Linear miles of corridor funded projects Active Transportation Corridors: 23.6 miles</p>	Ongoing
2.1g. Pursue discretionary funding opportunities for Transit to Parks Strategic Plan activities, including providing grant writing assistance to eligible partner agencies and nonprofits.	<p># Grant applications, inclusive of grant writing assistance and grants applied for directly Per TOC Plan-identified timeline, slated to start two years after TOC Plan approval.</p>	Pending

**STRATEGY 2.1:****Implement Metro TOC Programmatic Areas, including programs and tools in alignment with Policy Goals (continued)**

ACTION	MEASURE	STATUS
2.1h Collaborate with LA County Parks and Rec to determine a baseline number of LA County residents who lack a 10-minute walk or ride to a park. Support LA County Parks and Rec in updating the data in congruence with the LA County Park Needs Assessment every five to eight years.	<p>&gt; One report within five years with ongoing updates on five year cycles</p> <p>Per TOC Plan-identified timeline, anticipated to begin five years after TOC Plan approval.</p>	Pending
2.1i Conduct Design Review for new Measure M station as part of the Systemwide Design Process to ensure compliance with systemwide station design standards and transit station design best practices.	<p># Stations</p> <p>Approximately 80 new stations comply with SWD standards and transit station design best practices.</p>	Ongoing
2.1j. Deploy Metro Affordable Transit Connected Housing (MATCH) Program.	<p># MATCH loans</p> <p>5 loans</p> <p>\$ Loans provided</p> <p>\$3M (of which \$1M is Metro contribution)</p> <p># Units</p> <p>633 units</p>	Ongoing
2.1k. Provide Technical Assistance around value capture to Measure M cities.	<p># Meetings held with municipalities where technical assistance was provided</p> <p>The technical assistance meetings are being planned with the value capture consultants (Morgner/Kosmont) Meetings will commence in 2022.</p> <p># Potential districts advanced for further study</p>	In Process
2.1l. Summarize Lessons Learned from TOD Planning Grant Program Rounds 1-5 and evaluate need for land use planning funding in LA County upon administering grant writing and technical assistance program for one year.	<p>&gt; TOD Planning Grant Program Lessons Learned</p> <p>Lessons Learned will be prepared upon administering the TOC Grant Writing and Technical Assistance Programs for one year.</p> <p>&gt; Funding need findings</p>	In Process
2.1m. Support Rounds 1-5 of the TOD Planning Grant Program Grantees in advancing equitable transit supportive plans.	<p># Metro staff coordination meetings with Grantees</p> <p>42 meetings with 13 Grantees (LA County Jurisdictions)</p> <p># Technical assistance provided with Strategic Advisor</p> <p>Strategic Advisor provided technical assistance on 10 different occasions on draft technical documents in alignment with the Transit Supportive Planning Toolkit</p>	Ongoing

**STRATEGY 2.1:**

**Implement Metro TOC Programmatic Areas, including programs and tools in alignment with Policy Goals (continued)**

ACTION	MEASURE	STATUS
2.1n. Support the retention of small businesses with loans that leverage public, private and philanthropic partnerships to catalyze investment in and preservation of small businesses near transit.	# Loans During COVID, 42 loans were generated across the county for COVID related relief.	Ongoing

**STRATEGY 2.2:**

**Improve effectiveness of existing TOC programmatic areas and respective programs and tools**

ACTION	MEASURE	STATUS
2.2a. Increase partner awareness of the existing programs and tools and establish process to receive stakeholder input on the effectiveness of TOC programs/ tools and potential improvements.	# Partners briefed on available TOC programs and tools as part of the TOD Planning Grant Program and the TOC Corridor Baseline Assessment processes 176 Partners briefed	Ongoing
2.2b. Use the TOC Corridor Baseline Assessments to inform TOC Programmatic Area improvement areas such as updates to the Transit Supportive Planning Toolkit tools, based on feedback received during the TOC Corridor Baseline Assessments.	# Tools updated or developed TOC Corridor Baseline assessment procurement is underway. Tools to be identified after Baselines are underway.	Pending

## INITIATIVE 3





### Initiative 3:

## Enhance Metro's Internal Coordination

Initiative 3 leverages strategic areas where Metro can enhance internal coordination to realize equitable TOCs in LA County. This initiative includes three strategies with six actions and encompasses several Metro departments including Communications (Community Relations, Government Relations, and Marketing), Planning, and the Office of Equity and Race (OER). The strategies are focused on incorporating TOC into the Measure M transit corridor delivery process, enhancing Community Based Organization partnerships, and building staff capacity around TOC. Of the six actions, one is completed, four are ongoing, and one is pending.

#### Notable successes from the reporting period include:

- CBO Partnering Strategy completion which was co-developed by Communications, Planning, and the Office of Equity and Race (OER).
- Collaboration with the OER on the TOC Implementation Plan and the TOC Grant Writing and Technical Assistance Program Guidelines to incorporate the Board approved equity definition and embed equity into the program evaluation criteria.

#### Key Lessons Learned include:

- As feasible, Joint Development opportunities should be embedded into the corridor delivery site acquisition strategy, as early as possible.
- With approval of the TOC Implementation Plan, there is an opportunity to leverage the various implementation programs (Baselines, Grant Writing, and Technical Assistance) in discussions with communities and jurisdictions during the Mobility Corridor planning process.

**STRATEGY 3.1:****Integrate TOC planning into the Measure M corridor delivery process**

ACTION	MEASURE	STATUS
3.1a. Identify opportunity sites for joint development in each Measure M transit corridor	# Potential sites identified Actively coordinating on 5 transit corridor projects. Sites were not identified during the reporting period.	Ongoing
3.1b. Incorporate TOC Goals and tasks (ex FLM planning, SWD review) into contractor scopes of work for corridor delivery process.	# Scopes of work that include TOC elements/tasks in corridor planning contracts 6 (Eastside Phase 2, Crenshaw North Extension, C-Line to Torrance, NoHo to Pasadena BRT, Vermont and Sepulveda)	Ongoing
3.1c. Work with the Mobility Corridor Planning Group and Communications to improve Metro's coordination through development of Standard Operating Procedures (SOPs) during the development of the TOC Corridor Baseline Assessments for Measure M Corridors.	> Establish coordination SOPs for TOC integration into corridor planning projects  > Establish approach to coordinating TOC Corridor Baseline Assessments with the Mobility Corridor stakeholder engagement process, as feasible.  # Corridor planning meetings that include TOC Corridor Baseline Assessment engagement  To be developed upon Baseline initiation.	Pending

### STRATEGY 3.2:

## Increase equitable partnership opportunities with Community-Based Organizations

ACTION	MEASURE	STATUS
3.2a. Work with Community Relations, County Counsel, Office of Equity and Race, Procurement, and other Metro departments to develop an equitable, agency wide CBO Partnering Strategy.	<p>&gt; CBO Partnering Strategy</p> <p>Since the approval of the CBO Partnering Strategy, the Office of Equity and Race has facilitated two trainings for CBOs on partnering with Metro, two trainings for staff on how to effectively partner with CBOs, and started the CBO Database Pilot project for the development of the database in collaboration with Transit Center and Center For Neighborhood Technology and six CBO partners. The CBO Database Pilot project is currently underway and will culminate in Spring 2022.</p>	Completed

### STRATEGY 3.3:

## Expand Metro staff capacity and training in TOC areas

ACTION	MEASURE	STATUS
3.3a. Train Metro on TOC Policy goals through provision of annual trainings	<p># Annual TOC staff trainings</p> <p>Countywide Planning Department staff trained on in-process CBO Partnering Strategy in December 2020 and Countywide Planning Department training covering TOC topics held in winter 2021.</p> <p># Metro staff in attendance</p> <p>45</p>	Ongoing
3.3b. Coordinate with Equity Officer on TOC Plan implementation and opportunities to maximize Equity Platform integration, including operationalizing Metro's Equity definition and related tools.	<p>&gt; Metro Equity definition</p> <p>Applied in the TOC Implementation Plan and in the TOC Grant Writing and Technical Assistance Program Guidelines evaluation criteria. In addition, TOC is piloting the Equity Tool to inform the Alameda Mobility Project Study Report.</p>	Ongoing

## INITIATIVE 4



## Initiative 4: Strengthening Collaboration with Metro's Partners

Partnership is essential to creating equitable TOCs in Los Angeles County. Initiative 4 includes five strategies and 10 actions that focus on improving technical capacity, funding, resources and information and legislation that supports TOCs in LA County. Of the 10 actions, three are complete, six are ongoing, and one is pending.

### Notable successes from the reporting period include:

- **Action 4.1a (TOC Grant Writing)** Launching the TOC Grant Writing Assistance Program
- **Action 4.1e (Convenings)** Held a convening around the Joint Development Policy Update with more than 300 participants.

### Key Lessons Learned include:

- **Action 4.1c** The TOC Grant Writing Assistance (GWA) Program was launched in June 2021 along with two corresponding trainings. Metro has not received grant writing requests to date. Staff has learned that a more proactive and targeted outreach strategy is needed to garner more interest and increase program utilization.
- **Action 4.2a** Educational Resource on TOC topics of community concern. Prior to the reporting period, TOC developed several resources focused on the TOC team and a Gentrification/Displacement Fact Sheet. A lesson learned from the reporting period was to ensure that future educational resources are informed by feedback received from the public and jurisdictions through administering TOC Programs along with TOC-specific feedback received as part of the Mobility Corridor planning process.

**STRATEGY 4.1:****Improve technical capacity and increase funding for TOC projects by providing grant writing and technical assistance**

ACTION	MEASURE	STATUS
4.1a Establish a TOC grant writing assistance program grounded in TOC incentives and requirements to support municipalities in securing funding for TOC activities. EFCs will be a prioritization measure.	<ul style="list-style-type: none"> <li>&gt; Established grant writing assistance program Launched in June 2021</li> <li>&gt; EFC considerations incorporated Yes, Program Guidelines and evaluation criteria include equity considerations.</li> </ul>	Completed
4.1b. Establish a TOC Technical Assistance program for municipalities to:  > Support TOC feasibility studies	<ul style="list-style-type: none"> <li>&gt; Establish TOC Technical Assistance Program Established TOC TAP in September 2021.</li> <li>&gt; EFC considerations incorporated Yes. The TOC TAP Guidelines prioritize funding in high need communities and call for funding recipients to prioritize equity as a process and outcome.</li> </ul>	Completed
4.1c. Provide TOC Grant Writing services to support municipalities in advancing equitable TOCs in LA County.  *Utilize Equity Focus Communities (EFC) index to inform prioritization of program recipients.	<ul style="list-style-type: none"> <li># Annual grant writing assistance support provided</li> <li># Grants secured</li> <li># Grant dollars leveraged</li> <li># of TOC plans/programs in place</li> <li># of affordable housing units produced/preserved (as data is available)</li> </ul> <p>Program launched in June 2021, grant writing assistance requests were not received during the reporting period. Staff is developing a targeted engagement strategy to increase program activity.</p>	Ongoing
4.1d. Provide TOC Technical Assistance Program (TOC TAP) to support municipalities in advancing equitable TOCs in LA County.  *Utilize Equity Focus Communities (EFC) index to inform prioritization of program recipients.	<ul style="list-style-type: none"> <li># TOC TAP assistance provided 2 Projects</li> <li># of TOC plans/programs in place</li> <li># of affordable housing units produced/preserved (as data is available)</li> </ul> <p>Funded a FLM planning effort around 2 D-Line (Purple) Stations in Beverly Hills and Regional Housing Needs Assessment planning effort in Gardena around 1 J-Line (Silver) Harbor Gateway Station.</p>	Ongoing

**STRATEGY 4.1:**

**Improve technical capacity and increase funding for TOC projects by providing grant writing and technical assistance (continued)**

ACTION	MEASURE	STATUS
<p>4.1e. Organize TOC convenings for LA County municipal staff, elected officials and commissioners to facilitate an exchange of ideas around TOC topics and best practices, provide joint training opportunities in a time- and cost-effective manner and structure and deliver targeted TOC technical assistance around topics that include but are not limited to the Transit Supportive Planning Toolkit Communications and Messaging, Community Stabilization, Affordable Housing and similar Community Development activities.</p>	<p># Convenings completed  <i>One; Convening held around Joint Development Policy Update</i></p> <p># Municipalities that participated in convenings  <i>30 public agency staff</i></p>	<p>Ongoing</p>

**STRATEGY 4.2:**

**Improve education, information and training around TOC issues and TOC supportive policies**

ACTION	MEASURE	STATUS
<p>4.2a. Identify topics of community concern and develop educational resources that addresses concerns, using case studies/messaging guides that demonstrate the importance of TOC investments and/or TOC support policies.</p> <p>Make educational resources available on Metro online portal.</p>	<p># Informational resources developed and shared with community  <i>Resources were not developed during the reporting period.</i></p>	<p>Ongoing</p>

**STRATEGY 4.3:****Support state and federal policy and funding legislation to advance TOC goals and outcomes**

ACTION	MEASURE	STATUS
4.3a. In conjunction with partners, identify state and federal and funding efforts that would provide municipal partners with substantial policy and/or funding support to implement equitable TOCs in LA County.	> Summary of items reviewed <i>Items were not elevated for Board considerations during this reporting period.</i>  37 legislative items were reviewed with topics covering transit and affordable housing/housing, land use, funding programs, parking, surplus land, active transportation, and streamlining development processes.	Ongoing
4.3b. As appropriate, engage the Metro Board to support policy and funding efforts that would provide municipal partners with substantial policy and/or funding support to implement TOCs.	> Summary of items elevated for Board consideration <i>Items were not elevated for Board considerations during this reporting period.</i>	Ongoing

**STRATEGY 4.4:****Collaboration with partners to leverage TOC Corridor Baseline Assessments to support TOC implementation in Measure M transit corridors**

ACTION	MEASURE	STATUS
4.4a. Support municipalities in realizing recommended strategies from TOC Corridor Baseline Assessments.	# Grant writing assistance provided to LA County municipalities  # Technical assistance provided  # of TOC plans/programs in place  <i>To be initiated after Baseline Assessments are completed</i>	Pending



**STRATEGY 4.5:**

**Improve the accessibility of Metro resources and funding opportunity information for Metro partners**

ACTION	MEASURE	STATUS
4.5a. Work with Grants Department, Policy and Programming, Strategic Financial Planning, OMB, Marketing, and others to develop a consolidated, user-friendly portal of Metro resources and funding opportunities.	> Launch Portal New metro.net website launched in August 2021 with new 'Funding and Resources' section of the website.  > Measure traffic volumes The new Funding and Resources section received 1,653 unique page views.	Completed