

ATTACHMENT A

TLC Program Framework

1. **Use TLC funds to provide incentives for development in Priority Development Areas:** Tighten the connection between the TLC program and projects that directly support well planned, transit-oriented development throughout the region by targeting TLC funds to high-impact Priority Development Areas (PDAs) under the FOCUS program.

Only projects in planned or potential PDAs will be eligible for TLC funds. There are over 120 PDAs representing over 60 jurisdictions throughout the Bay Area.

2. **Grant size:** Based on the TLC evaluation and feedback from local jurisdictions, award larger grants at more frequent intervals by awarding grants up to \$6 million with no grant minimum. Local communities are expected to participate to their maximum extent possible in the funding of all projects.
3. **Eligible program categories:** Eligible program categories include streetscapes, non-transportation infrastructure, transportation demand management, and density incentives such as land banking or site assembly (see Attachment B). If any of these options are not eligible for federal funding available through the TLC Program funding exchanges would need to be arranged.

Build flexibility by allowing all categories included in Attachment B to be eligible for funding, with a goal of selecting the highest impact projects, based on intensity of existing and proposed adjacent development, proximity to transit service, and local needs. Project selection would also depend on project eligibility for STP/CMAQ funding or the availability of non-federal or other funding exchanges that could deliver the project.

4. **Program Structure** –Maintain split of funds between regional (2/3) and county (1/3) programs.

In addition: 1) fold the HIP program into elements of the proposed new TLC capital program; 2) fold the TLC Planning program into the Station Area Planning program; and 3) create a new technical assistance program for TOD, fashioned after the current Pavement Technical Assistance Program (PTAP).