RESOLUTION NO. 4030-25

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR COMMITTING TO TAKE STEPS TOWARD ACHIEVING COMPLIANCE WITH THE METROPOLITAN TRANSPORTATION COMMISSION'S (MTC'S) TRANSIT-ORIENTED COMMUNITIES (TOC) POLICY AS A CONDITION FOR MTC TO ALLOCATE REGIONAL DISCRETIONARY FUNDING TO THE WINDSOR TOC COMPLIANCE PROJECT

WHEREAS, the MTC adopted Resolution 4530, the 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 one Tier 4 TOC located within the Town of Windsor; 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 Transit Oriented Communities (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 Transit Oriented Communities Policy; and

WHEREAS, the Town of Windsor submitted grant applications to MTC for $650,000 for Zoning and Density (e.g., Station Area Plan Amendment); $200,000 for Station Access and Circulation; $150,000 for Parking Management; and $250,000 for Housing Policy in response to the MTC's Call for TOC Planning and Implementation Projects; and

NOW, THEREFORE BE IT RESOLVED that the Town Council of the Town of Windsor

accepted a grant award from MTC for $650,000 for Zoning and Density; $200,000 for Station Access and Circulation; $150,000 for Parking Management; and $200,000 for Housing Policy in response to the MTC's Call for TOC Planning and Implementation Projects; and

BE IT FURTHER RESOLVED that the Town Council of the Town of Windsor commits to completing the associated Windsor TOC Compliance work scopes, including Zoning and Density, Station Access and Circulation, Parking Management, and Housing Policy, following an MTC grant award by applying for these funds; and

BE IT FURTHER RESOLVED that the Town Council of the Town of Windsor intends to adopt relevant plans, policies or zoning updates emerging from the work completed through the Windsor TOC Compliance work scopes, including Zoning and Density, Station Access and Circulation, Parking Management, and Housing Policy, grant to comply with the TOC Policy requirements.

PASSED, APPROVED AND ADOPTED this 4th day of June 2025, by the following vote:

AYES:	**COUNCILMEMBERS LEEP, SALMON, WALL, VICE MAYOR POTTER AND MAYOR REYNOZA**
NOES:	**NONE**
ABSTAIN:	**NONE**
ABSENT:	**NONE**

ROSA REYNOZA, MAYOR

ATTEST:

IRENE CAMACHO-WERBY, TOWN CLERK