

**RESOLUTION NO. \_\_\_\_\_**

**Resolution Of The City Council Of The City Of Emeryville Authorizing The City Manager To Accept A Grant Of \$250,000 From The Metropolitan Transportation Commission's Transit-Oriented Communities Planning Grant Program For Development Of An Inclusionary Housing Policy And Modifications To The Residential Landlord And Tenant Relations Ordinance; And Committing To Take Steps Toward Achieving Compliance With The Metropolitan Transportation Commission's Transit-Oriented Communities Policy**

**WHEREAS**, the Metropolitan Transportation Commission ("MTC") is the regional transportation planning and funding agency serving the nine-county San Francisco Bay Area; and

**WHEREAS**, on September 28, 2022, the MTC adopted Resolution 4530, the Transit - Oriented Communities ("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 the Emeryville Capital Corridor Amtrak Station as a Tier 4 Station in the City of Emeryville; 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, MTC announced a Call for Projects for TOC Planning and Implementation Grants, and informed local jurisdictions of a November 22, 2024 deadline for submitting applications, as well as grant application guidance and requirements including compliance with the TOC Policy; and

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**WHEREAS**, the City of Emeryville submitted a grant application to MTC for Five Hundred Thousand Dollars (\$500,000.00) for Inclusionary Housing, Just Cause and Anti-Harassment policy work in response to the MTC's Call for TOC Planning and Implementation Projects; now, therefore, be it

**RESOLVED**, that the City Council of the City of Emeryville hereby authorizes the City Manager to accept a grant award from MTC for Two Hundred and Fifty Thousand Dollars (\$250,000.00) for Inclusionary Housing, Just Cause and Anti-Harassment policy work; in response to the MTC's Call for TOC Planning and Implementation Projects; and be it further

**RESOLVED**, that the City of Emeryville commits to completing the associated affordable housing work scope(s) following an MTC grant award by applying for these funds; and be it further

**RESOLVED**, that the City of Emeryville intends to adopt relevant plans, policies or zoning updates, as applicable, emerging from the work completed through the TOC Planning Grant to comply with the TOC Policy Affordable Housing Production and Protection requirements, and be it further

**RESOLVED**, that the City Council of the City of Emeryville hereby appropriates the Two Hundred and Fifty Thousand Dollars (\$250,000.00) grant award to the Operating Budget for Fiscal Year 2025-2026 Grant Fund (Fund No. 254), and be it further

**RESOLVED**, that the City Council of the City of Emeryville hereby authorizes the City Manager to execute any agreements or program supplements as necessary to administer the grant award for the purposes stated herein.

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**ADOPTED**, by the City Council of the City of Emeryville at a regular meeting held Tuesday, June 17, 2025, by the following vote:

AYES: \_\_\_\_\_  
NOES: \_\_\_\_\_  
ABSTAIN: \_\_\_\_\_  
ABSENT: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

APPROVED AS TO FORM:

DocuSigned by:  
*John Kennedy*  
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\_\_\_\_\_  
CITY ATTORNEY