

SMART GROWTH IN ACTION

San Mateo Transit Oriented Development (TOD) Incentive Program

SAN MATEO, CALIFORNIA



To give communities incentives to build more housing near rail stations, the City/County Association of Governments of San Mateo County created a Transit-Oriented Development (TOD) Incentive Program. It uses transportation funds to spur construction of needed housing and creates environmental benefits by giving people the option of commuting and running errands by rail. This program directly links land use with efficient use of the existing transportation system.

To be eligible for the program, housing must be within one-third of a mile of a rail transit station, and density must be at least 40 units per acre. Land-use agencies get the funding once the units are built or are under construction. Funds are then used to support improvements either on- or off-site as determined by the land-use agency. In addition to direct transportation improvements, the program may fund some general improvements, such as landscaping, lighting, sidewalks, plazas, and recreational projects.

For the first cycle, October 1999 to September 2001, San Mateo supported development of 1,282 bedrooms in five projects with \$2.3 million. The second cycle, February 2002 to February 2004, has allocated over \$2.9 million for 10 projects that will create 2,407 bedrooms.

Encouraged by the success of the TOD Incentive Program, other jurisdictions are implementing similar programs. The Metropolitan Transportation Commission, the metropolitan planning organization for the San Francisco Bay Area, adopted a Housing Incentive Program based on San Mateo's model. Sacramento, Fresno, and Monterey Counties (in California) are also considering similar programs. The TOD Incentive Program won the EPA's 2002 National Award for Smart Growth Achievement in the Policies and Regulations category.

"Redwood City is proud to have received the first-ever TOD Incentive grant from C/CAG for Franklin Project Phase I. This project has been well received by the community and will provide 206 new residential units, including 31 affordable units, and convenient retail—all within walking distance to the Caltrain Station and Downtown District employment/services."

— Maureen Riordan, Senior Planner, City of Redwood City

SMART GROWTH PRINCIPLES SAN MATEO TOD INCENTIVE

#1	Includes Mixed Land Uses	✓
#2	Exhibits Compact Building Design	✓
#3	Provides Range of Housing Types	✓
#4	Promotes Walkable Neighborhoods	
#5	Exhibits a Distinct Sense of Place	
#6	Preserves Open Space	
#7	Utilizes Existing Development	✓
#8	Provides Transportation Choices	✓
#9	Practices Fair Decision-making	✓
#10	Promotes Stakeholder Participation	✓

QUICK FACTS

Contact:	Richard Napier, Executive Director City/County Association of Governments of San Mateo County 650-599-1420 rnapier@co.sanmateo.ca.us	Location:	San Mateo, California
		Website:	www.mtc.ca.gov/planning/smart_growth/sg_profiles.htm
		Implemented:	1998

Additional Smart Growth Initiatives can be found at www.smartgrowth.org.