

LOOKING FOR INFORMATION ON THE CITY OF LOS ANGELES TOC AFFORDABLE HOUSING INCENTIVE PROGRAM!

What is the City of Los Angeles Transit Oriented Communities Affordable Housing Incentive Program?

In September 2017, the City of Los Angeles created the [Transit Oriented Communities \(TOC\) Affordable Housing Incentive Program](#), required by approval of Measure JJJ (Build Better L.A.) was approved by voters in 2016. The TOC Affordable Housing Incentive Program encourages the development of affordable housing in “*TOC Affordable Housing Incentive Areas*”, which are areas located within a one-half mile radius around a “Major Transit Stop”, through the provision of a host of development incentives.

How can I find out if I am in a City of Los Angeles TOC Incentive Area?

Metro does not have regulatory land use control. In Los Angeles County, land use is regulated by the cities, or for unincorporated areas, by the County of Los Angeles Department of Regional Planning. The TOC Incentive Areas are within the City of Los Angeles and are regulated by the City of Los Angeles Department of City Planning. To find out more information about a property’s land use designation in the City of Los Angeles and whether a site is in a TOC Incentive Area, *please ensure to contact the City of Los Angeles Department of City Planning (contact information below) to confirm whether a property is in a TOC Incentive Area and if its, the appropriate tier designation.* For reference information, please log into the City of Los Angeles ZIMAS online mapping system [here](#), input the property address and click on the ‘Planning and Zoning’ drop down menu to assess whether the property is in a TOC Incentive Area and the designated tier.

What are the four tiers and incentives in the TOC Affordable Housing Incentive Areas?

There are four tiers, with the lower tiers located further from major transit stops and higher tiers closer to major transit stops with higher quality transit options (i.e. rail or rapid bus service). The *TOC Affordable Housing Incentive Area Tiers* chart outlines the five transit stop types that qualify as a “Major Transit Stop” and identifies the corresponding tiers, while the *TOC Affordable Housing Incentive Area Tiers [map](#)* illustrates the incentive area locations. Please note that the incentive area maps are for reference, the final determination as to whether a property is in a TOC Incentive Area and the respective tier designation must be confirmed with the Department of City Planning.

Depending on the tier, incentives range from increased density and reduced parking, to additional incentives, such as reductions in yards/setbacks and decrease in required open space. Incentives vary based on the designated tier which is determined by a property’s distance from a Major Transit Stop.

For more information about the program including incentives and tiers, please see the Department of City Planning Transit Oriented Communities Affordable Housing Incentive Program Guidelines ([here](#)), and the City of Los Angeles Housing Progress Report Measure JJJ & Transit Oriented Communities ([here](#)).

Contact:

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