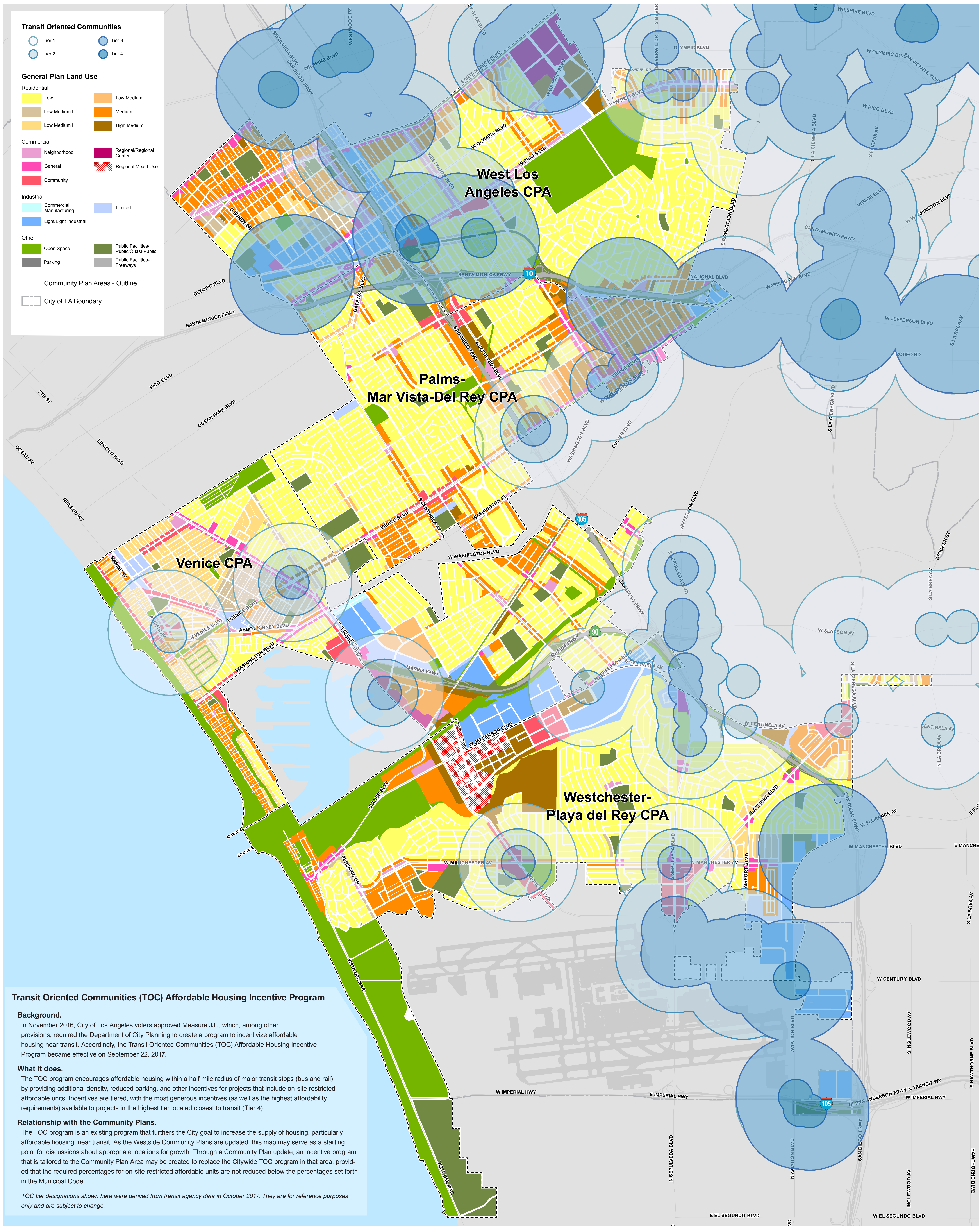


WESTSIDE TOC AREAS



Transit Oriented Communities (TOC) Affordable Housing Incentive Program

Background.

In November 2016, City of Los Angeles voters approved Measure JJJ, which, among other provisions, required the Department of City Planning to create a program to incentivize affordable housing near transit. Accordingly, the Transit Oriented Communities (TOC) Affordable Housing Incentive Program became effective on September 22, 2017.

What it does.

The TOC program encourages affordable housing within a half mile radius of major transit stops (bus and rail) by providing additional density, reduced parking, and other incentives for projects that include on-site restricted affordable units. Incentives are tiered, with the most generous incentives (as well as the highest affordability requirements) available to projects in the highest tier located closest to transit (Tier 4).

Relationship with the Community Plans.

The TOC program is an existing program that furthers the City goal to increase the supply of housing, particularly affordable housing, near transit. As the Westside Community Plans are updated, this map may serve as a starting point for discussions about appropriate locations for growth. Through a Community Plan update, an incentive program that is tailored to the Community Plan Area may be created to replace the Citywide TOC program in that area, provided that the required percentages for on-site restricted affordable units are not reduced below the percentages set forth in the Municipal Code.

TOC tier designations shown here were derived from transit agency data in October 2017. They are for reference purposes only and are subject to change.