

Transit Oriented Communities Affordable Housing Incentive Program (TOC Program)

Frequently Asked Questions and Answers



Question: What is my TOC Tier?

Answer: A new layer and line item is available under the Planning and Zoning tab on ZIMAS (<http://zimas.lacity.org/>) for reference purposes. To establish and verify your Tier, a *Transit-Oriented Communities Affordable Housing Form* shall be completed by the applicant and reviewed and signed by the Department of City Planning staff prior to filing an application for a case or building permit. Along with the *Transit-Oriented Communities Affordable Housing Form*, please submit:

- A radius map demonstrating the distance from the project site to the nearest Major Transit Stop, with clearly marked rail stations entrances or bus stops as applicable.
- Bus route timetables demonstrating a minimum of 15 minute headways during peak hours of two intersecting routes (if applicable).

Please submit your packet (form, map, and timetables) for review to the City Planning Housing Services Unit for review through a consultation at the 5th floor of the Development Service Center or to the following e-mail (dcpphp@lacity.org).

The screenshot shows the ZIMAS web application interface. On the left, there is a navigation menu with sections for 'Jurisdictional' and 'Planning and Zoning'. The 'Planning and Zoning' section is expanded, showing a list of items with checkboxes and links. The 'Transit Oriented Communities (TOC)' item is circled in red, and its value is 'Tier 3'. Below this, the 'COA Community' item is also circled in red, with a value of 'None'. On the right, a map of a city block is displayed, with a blue polygon highlighting a specific area. A 'Background Map Display Layer' dialog box is open over the map, showing a list of map layers. The 'Transit Oriented Communities (TOC)' layer is selected and circled in red. At the bottom of the map, there is a note: 'Note: TOC Tier designation and map layers are for reference purposes only. Streets Copyright (c) Thomas Brothers Maps, Inc. Terms & Conditions mmunities (TOC) - Septemb'.

Section	Item	Value/Link	
Jurisdictional	Community Plan Area	Central City	
	Area Planning Commission	Central	
	Neighborhood Council	Downtown Los Angeles	
	Council District	CD 14 - Jose Huizar	
	Census Tract #	2074.00	
	LADBS District Office	Los Angeles Metro	
	Building Permit Info	View	
	Planning and Zoning	Special Notes	None
		Zoning	C4-2D
		Zoning Information (Z)	Z1-2416 Downtown Design Guide Project Area
Zoning Information (Z)		Z1-2427 Freeway Adjacent Advisory Notice for Sensitive Uses	
Zoning Information (Z)		Z1-2452 Transit Priority Area in the City of Los Angeles	
Zoning Information (Z)		Z1-2385 Greater Downtown Housing Incentive Area	
Zoning Information (Z)		Z1-2374 LOS ANGELES STATE ENTERPRISE ZONE	
Zoning Information (Z)		Z1-1076	
General Plan Land Use		Regional Commercial	
General Plan Footnote(s)		Yes	
Hillside Area (Zoning Code)		No	
Specific Plan Area		None	
Subarea		None	
Historic Preservation Review		No	
HistoricPlacesLA		View	
CDO: Community Design		None	
Overlay		None	
CPFG: Community Plan Imp.		None	
Overlay		None	
Subarea		None	
CUGU: Clean Up-Green Up		None	
NSO: Neighborhood Stabilization Overlay		No	
POD: Pedestrian Oriented Districts		None	
SN: Sign District		No	
Streetscape		No	
Adaptive Reuse Incentive Area		Adaptive Reuse Incentive Areas	
Ellis Act Property		No	
Rent Stabilization Ordinance (RSO)		No	
Transit Oriented Communities (TOC)		Tier 3	
COA Community		None	
Redevelopment Agency	None		
Central City Parking	Yes		
Downtown Parking	No		
Building Line	None		
500 FT School Zone	No		
500 FT Park Zone	No		

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Question: What are the benefits and Tiers of the TOC program?

Answer: Please refer to Chart 1 and Chart 2 for quick Guides to TOC Incentives.

Disclaimer: These charts are included for reference purposes only. Please refer to the TOC Guidelines for more complete information.

Chart 1. Base Incentives

	Tier 1 (Low)	Tier 2 (Med)	Tier 3 (High)	Tier 4 (Regional)
Affordable Housing Requirement	8% ELI 11% VL 20% Low	9% ELI 12% VL 21% Low	10% ELI 14% VL 23% Low	11% ELI 15% VL 25% Low
Density	50% increase	60% increase	70% increase	80% increase
Exception	RD Zones = 35% increase	RD Zones = 35% increase	RD Zones = 40% increase	RD Zones = 45% increase
FAR (Residential Portion)	40% increase	45% increase	50% increase	55% increase
Commercial Zones (including HI and CM)	At least 2.75:1	At least 3.25:1	At least 3.75:1	At least 4.25:1
Exception	See below	See below	See below	See below
Residential Parking (allows for unbundled and tandem)	0.5 per bedroom	0.5 per bedroom; No more than 1 required per unit	0.5 per unit;	None
Ground Floor Commercial	10% reduction	20% reduction	30% reduction	40% reduction

Exceptions to the FAR incentive are as follows:

1. In the RD Zone or a Specific Plan or overlay that regulates FAR, the maximum FAR increase shall be limited to 45%.
2. If the allowable base FAR is less than 1.25 then the maximum FAR allowed per this section is limited to 2.75.

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3. In the Greater Housing Downtown Incentive Area, the maximum FAR increase shall be limited to 40%, with all floor area being calculated per the definition in LAMC 12.22 A.29(c)(1).

Chart 2. Menu of Additional Incentives

	Tier 1 (Low)	Tier 2 (Med)	Tier 3 (High)	Tier 4 (Regional)
Affordable Housing Requirement	8% ELI 11% VL 20% Low	9% ELI 12% VL 21% Low	10% ELI 14% VL 23% Low	11% ELI 15% VL 25% Low
Height	11 ft. for one story	11 ft. for one story	22 ft. for two stories	33 ft. for three stories
Transitional Height	Low	Low	Med	High
Exception	See below	See below	See below	See below
Yard/Setback	25% reduction (one yard)	30% reduction (one yard)	30% reduction (two yard)	35% reduction (two yards)
C Zones	Same as RAS3	Same as RAS3	Same as RAS3	Same as RAS3
Exception	Front yards in R zones may only be reduced in certain cases	Front yards in R zones may only be reduced in certain cases	Front yards in R zones may only be reduced in certain cases	Front yards in R zones may only be reduced in certain cases
Open Space	20% reduction	20% reduction	25% reduction	25% reduction
Lot Coverage	25% increase	25% increase	35% increase	35% increase
Lot Width	25% reduction	25% reduction	25% reduction	25% reduction
Averaging	Y	Y	Y	Y
Density Calculation	Y	Y	Y	Y
PF Zone	Y	Y	Y	Y

Exceptions to the height incentive applies to projects located on lots with a height limit of 45 feet or less, or located in a Specific Plan area or overlay district. In such cases, the top story shall be stepped-back back at least 15 feet from the front of the building's primary frontage, which is defined in the TOC Guidelines.

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Question: How is the density increase and the number of affordable units to be set aside calculated?

Answer: Please refer to the sample calculations below. Please note that unit calculations resulting in a fraction are rounded up at each step (calculating base density, the number of bonus units as well as the number of required affordable units)

- **Density Increase.** The density increase is based on your property's Tier and zoning.

Example 1:

1. Base zoning – R4, lot area – 15,000 square feet results in $15,000/400 = 38$ **base units (a)** after rounding up.
2. Tier 3 results in $38 \times 1.7 = 65$ **total units (b)** after rounding up.

- **Affordable Units.** The affordable units to be set aside is based on your property's Tier and number of *total units (b)* from *Example 1*. The number of units set aside may be counted towards the requirement for Additional Incentives.

Example 2:

1. **65 total units**, Tier 3 with 10% Extremely Low Income Units results in $65 \times 0.1 = 7$ ELI units set aside after rounding up.

- **Additional Incentive Requirements.** If a project is requesting Additional Incentives, your required affordable units to be set aside is based on your property's Tier, number of requested Additional Incentives and number of *base units (a)* from *Example 1*. The number of units set aside can include affordable units required for Base Incentives.

Example 3:

1. **38 base units (a)**, Tier 3 with three Additional Incentives at 11% Extremely Low Income Units results in $38 \times 0.11 = 5$ ELI units set aside after rounding up.
With 7 units already required for Base Incentives, this project will not need to set aside additional ELI units for three Additional Incentives, since the 7 units will already meet the requirements.

Question: What is a TOC ministerial project?

Answer: A project that only utilizes base incentives (residential density, floor area ratio, and automobile parking).

Question: How do I file a ministerial Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines) project?

Answer:

Step one: Verify a TOC Tier by completing page one of the *Transit-Oriented Communities Affordable Housing Form*¹. Submit the form to the City Planning Housing Services Unit e-mail: dcpphp@lacity.org.

Step Two: Proceed with LADBS for Plan Check.

Step Three: Covenant and Affordable Housing Clearance (HCIDLA)

Step four: Planning Clearance (DCP Public Counters)

Step Five: Final Building Permit (DBS)

¹ Form may be obtained by visiting the Department of City Planning, Development Services Center, Housing Services (201 N. Figueroa St., 5th Floor, Los Angeles, CA 90012, 5th floor) or requesting via dcpphp@lacity.org.

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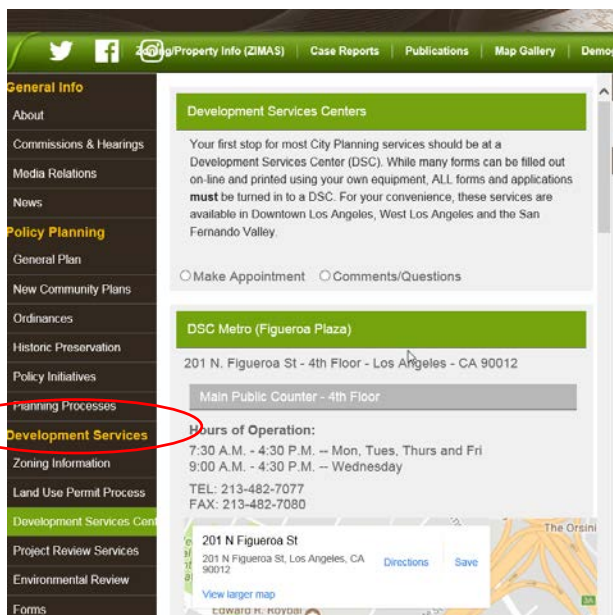
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Question: How do I obtain a Transit-Oriented Communities Affordable Housing Form for a project seeking Additional Incentives?

Answer: Please submit your plans and completed *Transit-Oriented Communities Affordable Housing Form* to the City Planning Housing Services Unit e-mail: dcpphp@lacity.org. Forms will be reviewed in the order a complete packet (form, radius map, bus schedules, and plans) is submitted.

Question: How do I file for Additional Incentive(s) from the TOC Guidelines?

Answer: Applications for TOC Incentives shall follow the density bonus procedures outlined in Los Angeles Municipal Code Section 12.22.A.25(g). Once application materials are gathered by the applicant, please make an appointment via the City Planning's Website (<http://cityplanning.lacity.org/>) and click on the "Development Service Center" tab to file an entitlement. Please review associated instructions and referrals below.



Instructions and required documents:

- Department of City Planning Application (CP-7771.1)
- Department of City Planning Application Filing Instructions (CP-7810)
- Density Bonus (CP-3251)
- Environmental Assessment (CP-1204)
- If applicable, Class 32 Categorical Exemption (CP-7828)
- Plot Plan Instructions (CP-7752)
- Elevation Instructions (CP-7817)
- Floor Plan Instructions [Interior Floor Plan] (CP-7751)

Referrals needed:

- Transit-Oriented Communities Affordable Housing Form
- If applicable, Project Planning Referral (CP-7812)
- Proof of filing with HCID for compliance with AB 2222, as amended by AB 2556.

Question: What are the City Planning Fees for the *Transit-Oriented Communities Affordable Housing Form* and the stand alone fee for a TOC project?

Answer: The fee for affordable housing review for the *Transit-Oriented Communities Affordable Housing Form* is \$531.36. The price of a standalone TOC project seeking Additional Incentives will be \$8,751.45. Fees may be subject to change.