

Tier	What qualifies	Base Incentives given	Required Affordable Units
1 (low)	Developments that are 750-2640 ft from major bus stops OR 1500-2640 ft from BRT or Metrolink stops	50% increase in number of units 35% FAR increase or 2.5 FAR in commercial (whichever greater) AB744 parking reductions	8% ELI 11% VLI 20% LI
2 (med)	Less than 750 ft from major bus stop OR 750-1500 ft from BRT or Metrolink stop OR 1500-2640 ft from Metro rail stop	60% increase in number of units 40% FAR increase or 3 FAR in commercial (whichever is greater) AB744 parking reductions	9% ELI 13% VLI 23% LI
3 (high)	Less than 750 ft from BRT or Metrolink OR less than 1500 ft from intersection of two BRT lines OR less than 1500 ft from a Metro rail stop	70% increase in number of units 45% FAR increase or 3.5 FAR in commercial (whichever is greater) 1 space per unit	10% ELI 14% VLI 25% LI
4 (regional)	Less than 750 feet from intersection with a train line or BRT stop	80% increase in number of units 50% FAR increase or 4 in commercial (whichever is greater) .5 spaces per unit	11% ELI 15% VLI 27% LI

- No net loss requirements
- 100% affordable projects can increase one tier
- TOC Incentive areas can be amended or replaced via Community Plan Updates, CPIOs, Transit Neighborhood Plans, or Specific Plans
- Sunsets in 10 years unless renewed by City Council
- There is a menu of additional incentives such as decreases to yard/setback, open space, lot coverage, lot width, etc..and increases in allowable height and transitional height
- 2 or 3 additional incentives may be granted based upon the affordability requirements set forth in state density bonus
- Projects that adhere to JJJ labor standards may be granted a 4th and 5th incentive from menu of add'l incentives