

NPA

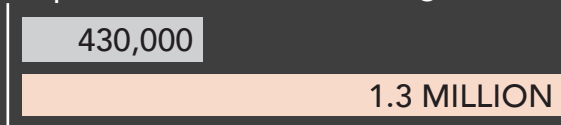
Neighborhood Protection & Affordability Initiative

2020
City of
Los Angeles

PRODUCE • PRESERVE • PROTECT

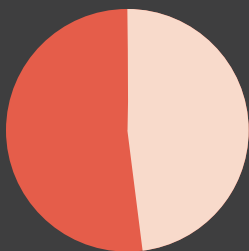
HOUSING PRODUCTION IS TOO LOW

Proposed vs Needed Housing Units



*According to SCAG goals for California State LA Times, Aug 22, 2019

RENTS DON'T REFLECT INCOMES



52% of households are rent-burdened

HOMELESSNESS IS STILL RISING

The **Neighborhood Protection and Affordability Initiative** is a citizen-sponsored ballot measure proposing an ordinance to **increase the base density and permissible floor area of all multi-family and commercial zones** in the City of Los Angeles in order to promote the construction of new housing, with certain **inclusionary requirements** for projects that take advantage of this added density, and with **funding to protect** existing low-income residents.

NPA PRODUCES affordable housing in multi-family and commercial zones, targeting the areas with the highest number of rent-burdened households.

NPA PRESERVES the character of residential neighborhoods and prevents displacement.

NPA PROTECTS individuals and families from housing insecurity by providing rent assistance.



UPZONING

In all multifamily and commercial zones:

- base density doubled;
- F.A.R. Increased 15-60%, depending on zone;
- Height District 1 and 1L height limits increased.



TIERS

Each census tract is assigned a tier based on the percentage of renters in that tract paying more than 50% of their income on rent. Higher tiers gain incentives but must provide more affordable units per project.



INCLUSION

Projects taking advantage of NPA's increased density:

- must include 10-25% affordable units (based on tier);
- units must be a mix of Workforce, Moderate, Low and Very Low income units.



AFFORDABILITY FUND

A fee on increased F.A.R. creates a protective fund:

- administered by Neighborhood Councils;
- used to provide relief for acute or unexpected housing precarity at all income levels.

ANNUAL IMPACT

Based on 2019's approval of 23,850 dwelling units

5.8 million

Square feet of additional residential development under NPA

15,200

Units added under NPA, an over 60% increase.

5,470

Affordable units added under NPA

\$319 million

Land Use Fees generated for Affordability Fund

\$3.2 million

Per Neighborhood Council District, enough to provide \$4,000 rent subsidies to **over 600 households** in every district