



**CITY OF NEWARK**

# **2023-2031 HOUSING ELEMENT**

**Executive Summary**

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**January 30, 2024**



## INTRODUCTION

The city of Newark is a growing, vibrant, multicultural city with a high quality of life, a diverse commercial and business sector, and an inclusive community character. The City is committed to ensuring that all current and future residents continue to enjoy Newark's distinctive community character through the implementation of policies and programs that provide all residents access to housing that meets the full range of household and community needs.

In this context, Newark's General Plan Housing Element for the 2023-2031 planning period (also referred to as the 6th Cycle) provides the City with a once in a decade opportunity to proactively plan for meeting housing needs for all segments of the community. California's Housing Element law requires that each city and county develop local housing programs to meet a defined "fair share" of existing and future housing needs, expressed as housing unit production goals, for all income groups. In the Bay Area, the Association of Bay Area Governments (ABAG) is responsible for developing and assigning these regional needs, or "RHNA." In Newark, the RHNA for the 6th Cycle is 1,874 units, of which almost 40 percent (732 units) are identified for homes with rents or sales prices affordable to low and very low-income families and individuals.

Income Category (Area Median Income)	Newark Units	Newark Percent	Alameda County Units	Alameda County Percent
Very Low Income (up to 50% AMI)	464	24.8%	23,608	26.5%
Low Income (51-80% AMI)	268	14.3%	13,591	15.3%
Moderate Income (81-120% AMI)	318	17.0%	14,438	16.2%
Above Moderate Income (121%+ AMI)	824	44.0%	37,362	42.0%
<b>Total</b>	<b>1,874</b>	<b>100%</b>	<b>88,999</b>	<b>100%</b>

The core of this Housing Element update is planning for a sufficient supply of sites to accommodate the city's housing needs between 2023 and 2031. In conjunction with a robust sites inventory, the City has also developed a comprehensive set of strategies and programs consistent with its overall community vision and goals. These strategies include programs and policies that focus on:

1. Preserving and improving existing housing
2. Removing governmental and other constraints to housing development

3. Promoting and expanding fair and equitable housing opportunities
4. Assisting in the creation of new affordable housing in Newark
5. Providing sites for new housing to be built
6. Addressing existing and emergent housing challenges related to climate change

## Housing Element Organization

The Housing Element is methodically organized to not only comply with the most current state law and be consistent with the other chapters of Newark's General Plan, but also to be understandable to a variety of audiences including policy makers, advocates and the general public. The Housing Element spans six sections (and three appendices) and includes the following major components:

- 1) **An Introduction** to review the requirements of the Housing Element, recent state laws and the community engagement process
- 2) **A Housing Needs Assessment** evaluating Newark's demographic, household and housing characteristics
- 3) **An Affirmatively Furthering Fair Housing Needs and Findings Analysis** which applies an equity lens to housing needs and the sites inventory and takes meaningful actions to explicitly address, combat and reverse disparities resulting from past patterns of segregation and to foster more inclusive communities
- 4) **A Constraints Analysis** of governmental and non-governmental constraints on housing production and maintenance
- 5) **An Available Resources Evaluation** including a detailed analysis of to facilitate the production and maintenance of housing, including housing sites, financial and administrative resources available for housing, and opportunities for energy conservation
- 6) **A Housing Plan** for addressing the City's identified housing needs, constraints and resources; including housing goals, policies and programs
- 7) **Appendices A.) Housing Needs** which is a presentation of the Housing Needs analysis at a greater depth, **B.) Community Engagement** which provides a summary and all public input received through the variety of channels and engagement opportunities throughout the update process, and **C.) Sites Inventory** which is a detailed analysis of sites to accommodate the City's RHNA for the planning period at the parcel level

## Community Engagement

Newark maintains an ongoing commitment to providing meaningful community engagement in partnership with community-based organizations and in collaboration with other city departments to reach all segments of the population.



Through a multi-pronged and multilingual approach, city staff worked to provide opportunities for community engagement over the course of the Housing Element update process.

The cornerstone of the City's digital engagement strategy was developing and maintaining a Housing Element Update website and distributing a housing survey. The website served as an information hub for the community to learn more about the Housing Element process and outreach events, review Housing Element drafts and other resources, and act as a space for individual comments, questions and concerns. The City developed and promoted a comprehensive survey, which included questions on environmental justice and access to opportunity, and promoted it through its social media channels.

The City also used an extensive poster and flyer campaign to connect the community to the Housing Element update process. The posters had educational and engagement components and were distributed and posted in a variety of public places throughout the city, including parks, community centers, and other public buildings, local businesses and faith-based communities. They were translated into Spanish, Simplified Chinese, Vietnamese and Tagalog in order to reach a broad spectrum of the community.

Through in-person engagement events throughout the city, and targeted outreach at laundromats and grocery stores, staff were able to meet the community where they are.

Conducting stakeholder interviews and listening sessions with organizations also allowed the City to connect with those with housing needs that were identified as a high priority through Newark's Affordable Housing Work Plan.

**Who We Heard From:** Through an online survey, there were 342 overall participants, 300 of which responded in English, 38 in Spanish and 4 in Chinese.

## WHAT WE HEARD

- Residents are very concerned about housing affordability
- Housing prices have risen, making housing unaffordable to many
- Not everyone feels that they live in a neighborhood of opportunity
- People are interested in a variety of housing types
- Newark needs to plan for climate change
- Residents want to stay in their communities, and right now it's challenging, with many facing displacement

## Housing Needs

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The Housing Needs section includes an analysis of the city's housing and population characteristics, housing needs for vulnerable population groups, and the city's growth and employment. This analysis serves as the foundation of the goals, policies, and programs to effectively and efficiently meet the current and future housing needs of residents. The data used in this analysis was pulled largely from a tool developed by Association of Bay Area Governments's (ABAG) Metropolitan Transportation Commission (MTC) with the following primary sources:

- US Census American Community Survey Five Year estimates (ACS 2015-2019)
- California Department of Finance (E-5 Series 2020)
- U.S. Department of Housing and Urban Development Comprehensive Housing Affordability Strategy (HUD 2013-2017)
- California Tax Credit Allocation Committee and Department of Housing and Community Development Opportunity Maps (TCAC/HCD 2022)

Like many of the other data points collected for the Housing Element Update process, these statistics represent a "point-in-time" snapshot of conditions and are likely to be dynamic as the city changes over time. For more information on data sources and methodology, refer to the Housing Needs chapter in the Housing Element.

## Population

Generally, the population of the Bay Area communities, including Newark, continue to increase because of natural growth and the strong economy draws new residents to the region. The population of Newark increased by 15.3 percent from 2000 to 2019 to 48,966, which is above the growth rate of the Bay Area (14.8 percent) but slightly below Alameda County as a whole (15.7 percent). Newark experienced gradual population growth from 2010 to 2016 and then a sharp increase from 2017 to 2020.

## Age

Newark demographics have experienced a rapid growth in the senior population and decline of the youth population. This silver shift continues to have ramifications on city services and land use, such as the closure of elementary schools (Snow and Musick) and housing typologies, like an increased need for affordable senior and supportive housing. Additionally, 30 percent of all Newark seniors have a disability.

From 2000 to 2019, Newark's youth and young adult population (under 25 years) shrank dramatically from 37 percent to 29 percent of the total population while the senior population (65 years and older) grew from 8 percent to 13 percent of the total population. The young adult population experienced a growth rate of negative 12 percent, or a decrease of 709 to a total of 13,914 residents, while the senior population experienced a growth rate of 45 percent, or an increase of 1,512 to a total 6,038 residents. During the same period, both the 25-34 and 45-54 age groups experienced similar growth rates (around 13 percent) but remained 17 percent and 13 percent of the total population respectively.

## Race and Ethnicity

Newark's population has become increasingly more racially and ethnically diverse over the past twenty years due to its growing Asian and Hispanic/Latinx communities and a significant decrease in the population of residents who identify as White. The percentage of residents who identify as White has decreased over the past 20 years, falling from nearly 55 percent in 2000 to just below 24 percent in 2019. During the same period, the percentage of residents who identify as Asian increased from 23 percent to nearly 34 percent and the percentage of residents who identify as Hispanic/Latinx increased from 30 percent to nearly 35 percent. The percentage of residents who identify as Black hovered around 4 percent and slightly decreased over the same twenty year period to 3.8 percent.

More than one-third of Newark residents are foreign-born, and over half speak a language other than English at home. In contrast, a quarter of all Californians are foreign-born and less than a quarter speak a language other than English at home. Over 166 identified languages are spoken in Alameda County, with the most prevalent languages being Spanish (16 percent), Chinese (9 percent) and Tagalog (3 percent).

## Employment

Newark has a strong and steady middle class base of workers and jobs, with the most recent growth occurring in low and middle wage jobs. The most common industries that employ Newark residents are *Manufacturing, Wholesale & Transportation, Health & Educational Services, and Financial & Professional Services*, with each sector employing approximately 6,000 residents. From 2010 to

2021, Newark has experienced a steady decrease in its unemployment rate dropping by 3.7 percentage points from 10 percent to 6.3 percent, lower than Alameda County (7.2 percent) and the Bay Area (6.6 percent). During a similar period, the jobs-household ratio increased from 1.2 in 2010 to 1.49 in 2018, which is slightly higher than Alameda County (1.43) and the Bay Area (1.47) meaning that there are 1.49 jobs for every household.

## Household Trends

Homeownership in Newark is widespread and has remained stable over the past 20 years hovering at around 70 percent. In 2019, of the 14,047 total occupied housing units, 9,669, or 69 percent, were owner occupied. Newark seniors have outsized rates of homeownership, making up 22 percent of all households but nearly 38 percent of all owner-occupied households. Households in the 25-54 age group are much more likely to be renters, comprising 57 percent of all households but nearly 75 percent of all renter-occupied households. These dynamics underscore the high cost of housing and that ownership is often out of reach for younger to middle age working individuals and families.

By 2050, the number of households in South Alameda County is expected to increase to 152,000, 18 percent of the projected growth for the entire county. This growing demand will continue to put pressure on home prices and rents. Given that over 50 percent of housing in Newark was built before 1980, there will also be a need to upgrade older homes. While upgrades will be essential to make sure housing is of high quality and safe to residents, redevelopment or repair can sometimes result in a loss of affordable housing, especially in older multi-family or apartment buildings. This highlights the need for programs and policies that support affordable home repairs and maintenance.

## Job Trends

Since 2010, the number of jobs located in the jurisdiction has increased by 4,650 or 23 percent to a total of 20,213. Both of the leading industries in 2018, *Manufacturing & Wholesale* with 4,744 jobs and *Professional & Managerial Services* with 4,584 jobs experienced significant growth of over 25% since 2010. Over the same period, retail has declined by 20 percent with a total of 2,374 remaining jobs. While not as significant in terms of percentage of total jobs in the city, the *Transportation & Utilities* and *Arts, Recreation & Other Services* industries are both economic bright spots, growing by 70 percent and 22 percent respectively.

While the growth of nearly 5,000 jobs over the past decade is regarded as welcome news, only 1,500 homes have been built during the same period, putting additional pressure on home prices and rents in Newark and the surrounding communities. By 2050, the number of jobs in south Alameda County is expected to increase to 221,000, 19 percent of the projected growth for the county. Despite the overall job growth expected in the district, 92 percent of Newark residents work outside of the city, with a greater number today employed in the peninsula and Silicon Valley.

## Affirmatively Furthering Fair Housing: Needs & Findings

*Equity is a driving force throughout the Housing Element planning process. California's Department of Housing and Community Development (HCD) defines Affirmatively Furthering Fair Housing (AFFH) as taking meaningful actions to explicitly address, combat, and reverse disparities resulting from past patterns of segregation to foster more inclusive communities. In 2018, the California State Legislature passed Assembly Bill (AB) 686 to expand upon the fair housing requirements and protections outlined in the Fair Employment and Housing Act (FEHA); and protect the requirement to affirmatively further fair housing.*

The Housing Element Update ensures that policies, programs, and site selection reflect the intention behind affirmatively furthering fair housing. Historic and current land use policies and planning play a key role in the ability of individuals and families to live in neighborhoods with opportunity, including academically and culturally supportive schools, a wide variety of living wage jobs, and convenient access to transit and services. The Housing Element update process deployed a multi-faceted approach to further fair housing using the following approaches:

- Inclusive and Equitable Outreach
- Assessment of Fair Housing
- Analysis of Sites Inventory
- Identification of Contributing Factors
- Goals and Meaningful Actions to AFFH

### Fair Housing

A lack of affordable for-sale and for-rent housing is one of the most significant fair housing issues that Newark faces. Due to a decades-long reduction in federal funding for affordable housing production, and a recent lack of affordable housing production at the city level, there is a shortage of housing at prices and rent levels that meet the needs of current and future residents.

Disability and race are the highest reported instances of discrimination in Newark over the past five years. In 2020-2021, fair housing provider Echo Housing saw 10 cases of reported discrimination based on disability and four cases based on national origin. The City heard from residents, specifically the Hispanic/Latinx community, that there are significant barriers to accessing housing.

### Segregation and Integration

Segregation is the separation of different demographic groups into different geographic locations or communities, meaning that groups are unevenly distributed across geographies. Across the Bay Area, White residents and above moderate-income residents are significantly more segregated



from other racial and income groups. The City looked at two spatial forms of segregation: neighborhood level segregation within a local jurisdiction and city level segregation between cities/jurisdictions in the Bay Area. According to state analysis, Newark does not have any racially or ethnically concentrated areas of affluence (RCAs), which are neighborhoods with high concentrations of White households (1.25 times higher than average White population in the Bay Area) and high household income rates (1.5 times higher than the Bay Area area median income (AMI) in 2019).

### Defining Integration and Segregation

**Integration** generally means there is not a high concentration of persons of a particular race, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area.

**Segregation** generally means there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area.

Key segregation and integration findings:

- According to a dissimilarity index developed by the state, there is measurable segregation between White and Hispanic/Latinx residents, with an index of 0.229 meaning that 22.9 percent of Hispanic/Latinx residents or White residents would have to move to have equal percentages throughout neighborhoods in the city. While this index is greater than the Bay Area as a whole, at 0.207, Newark's index has reduced by nearly a third since 2000 when it was 0.286.
- Hispanic/Latinx residents are primarily in close proximity to major highways and arterial roads such as Thornton Avenue, with White and Asian populations predominantly living to the north and south of Newark Avenue. The highest non-white populations at 80 to 100 percent are concentrated along Thornton Avenue in Old Town.
- Asian residents are the most isolated with the average Asian resident living in a neighborhood that is 45.1 percent Asian. Asian residents also have the highest percentage (36.7 percent) of residents making more than 100 percent of AMI.
- Other ethnicities in Newark have a higher likelihood of interacting with people outside their race. White residents have seen the greatest reduction in isolation, from 43 percent in 2000 to 27 percent in 2020. As noted previously, over the past twenty years, Newark has experienced a significant decrease in its White population, with steady increases coming from the Asian and Hispanic/Latinx communities.
- Although Newark does not have areas that have been identified as RCCAs, there are areas

of concentrated affluence in Newark, where residents are making more than \$141,000, but do not have the levels of White population to identify as an area of Racially or Ethnically Concentrated Area of Influence.

## Access to Opportunities

Historically, and into the present day, affordable housing has been disproportionately developed in BIPOC (Black, Indigenous, People of Color) neighborhoods that have been disinvested with high poverty rates, thereby reinforcing the concentration of poverty and racial segregation in low opportunity and low resource areas. Several state agencies including HUD and HCD, in coordination with the California Tax Credit Allocation Committee (TCAC), developed methodologies to assess and measure geographic access to opportunity at the census tract level, which have been approximately matched to Newark neighborhoods. In 2022, all of Newark's tracts were designated either as moderate or high resource, with no low resource areas or areas of high segregation and poverty, which are highlighted in Figure B.

**What is Access to Opportunity? Access to opportunity is a concept to connect where you live with critical life outcomes.** Access to opportunity often means both improving the quality of life for residents of low-income communities, as well as supporting mobility and access to 'high resource' neighborhoods. Determining opportunity takes into account education, employment, economic development, safe and decent housing, low rates of violent crime, transportation, and other opportunities, including recreation, food and healthy environment (air, water, safe neighborhood, safety from environmental hazards, social services, and cultural institutions).

Key Access to Opportunity findings:

- Overall, Newark consists of two census tracts that are considered high resource areas (New ParkPlace and Birch Grove) while the remaining six tracts (Lake-Rosemont, Mirabeau, Mayhews Landing, Bayside/Old Town, Central Newark/Old Town) are considered moderate resource areas.
- The city's high resource areas have both dominant and secondary populations that are either White or Asian. In New ParkPlace nearly 51 percent of the population is Asian and 23 percent is White. In Birch Grove, 35 percent is White while nearly 29 percent is Asian.
- Five out of six of the city's moderate resource areas have dominant populations that are Hispanic/Latinx, ranging from almost 34 percent in Mayhews Landing to nearly 53 percent in Central Newark/Old Town. In the remaining moderate resource area, Lake-Rosemont, 40 percent of the population is White, making it the dominant population while nearly 29 percent is Hispanic/Latinx.
- There are large disparities in environmental outcomes in Newark, with low outcomes in

central Newark and a portion of the Old Town area that is also home to a majority of lower income and Hispanic/Latinx residents.

## AFFH Related Housing Needs

Using state tools and resources, city staff conducted an analysis of housing needs using a fair housing lens. This approach intends to understand and address the disproportionate housing needs of lower income households and households with special needs which includes persons with disabilities, seniors, large households, single-parent households, farmworkers, and people experiencing homelessness.

### Overcrowding

BIPOC populations are the most cost-burdened and experience disproportionate rates of overcrowding, affecting over 30 percent of Hispanic/Latinx and mixed-race households. In Central Newark within the Old Town neighborhood, 9 percent of households experience overcrowded housing, with 5 percent of households experiencing extreme overcrowding in the northwest corner of the city.

### Cost-Burdened Households

Newark's non-white, low and moderate-income, and renter populations experience the highest levels of cost burden. BIPOC communities, Black (41 percent), Indigenous (46 percent), multi-racial (46 percent), and Hispanic/Latinx (47 percent) residents face the highest cost-burdens, and are most vulnerable to displacement, overcrowding and homelessness. Asian and White residents are the least cost-burdened at 27 percent and 21 percent respectively. Renters are more likely to be cost-burdened, with twice the number of renters spending more than 30 percent of their income on housing compared to 16 percent of homeowners.

### Families

Households with children face additional challenges accessing housing that meets their needs for both size and cost. Female-headed households make up 17 percent of all households and 22.8 percent of female-headed households with children fall below the Federal Poverty Line.

### People Experiencing Homelessness

There is a significant population of families experiencing homelessness, about 5 percent of all students in Newark, which further indicates the lack of affordable housing. Notably, about 96 percent of homeless students in Newark are students of color, with over 167 of these students being Hispanic/Latinx. While Newark Unified School District has only a small number of Pacific Islander students (98 students), about 28 percent of them are homeless.

## Housing Constraints

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The City reviewed both governmental and non-governmental constraints to the maintenance and production of housing for all income levels. Examples of such constraints include development standards, local processing and permit procedures, development fees, construction costs, and compliance with various state laws to facilitate housing for lower-income and special needs households.

### Government Constraints

Government regulations can potentially constrain the supply of housing available in a community if those regulations limit opportunities to develop housing, impose requirements that unnecessarily increase the cost to develop housing, or overcomplicate the development process for developers. State law requires that housing elements contain an analysis of the governmental constraints on housing maintenance, improvement, or development of housing for all income levels including special needs households and persons with disabilities. In Newark, potential government constraints to housing identified in the Housing Element include land use controls, development processing procedures and fees, impact fees, on and off-site improvement requirements, and building and housing codes and enforcement.

The City has worked proactively in recent years to address constraints to housing development including notably through the adoption of four (4) specific plans. These plans have significantly increased the City's capacity to accommodate new housing through the 6th cycle and beyond. They are expected to guide new housing development during the timeframe of the 2023-2031 Housing Element and are described in depth in the Housing Element. In addition, a number of revised and new policies and programs are included in the Housing Element to address identified government constraints.

### Non-Governmental Constraints

In addition to governmental constraints, there may be non-governmental factors which constrain the production of new housing. These include market-related conditions, such as the availability of financing and land and construction costs, as well as community opposition to new development. In Newark, land and construction costs as well as the availability of financing have been identified as key non-governmental constraints to housing production. Through a variety of efforts detailed in the Housing Element, the City will continue to work with public, private and non-profit partners to overcome these constraints.

## Housing Resources

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Key resources in Newark to address Housing Needs include housing sites (Figure A), financial resources, administrative resources and non-profit resources. In addition to a robust inventory of sites available for housing development during the Housing Element planning period, the City is also implementing an ambitious affordable housing work plan which includes the provision of regular financial assistance to nonprofit sponsors of affordable housing through an annual funding Notice of Funding Availability (NOFA). Leveraging the city's affordable housing impact fee fund, the City will continue to deploy substantial financial resources to support affordable housing production during the planning period. In addition, the City will implement policies to streamline affordable housing approvals and continue to partner with developers of affordable housing as detailed in the following section, Housing Plan

## Housing Plan

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Newark has developed a comprehensive plan with seven major goals to further affordable housing production and housing mobility, increase opportunity and protect residents from displacement. The accompanying policies and programs have an implementation timeline of immediate (0-3 years) mid-term, (3 to 5 years), long term (5-8 years) and ongoing programs. The City will track program progress through the identification of responsible department and performance metrics through the 6th cycle. The following summarizes each goal and major policy with implementing programs and quantified objectives detailed in the full Housing Element.

### GOAL H1: PRESERVE AND IMPROVE EXISTING HOUSING

**POLICY H1:** Leverage local funds to supplement county, state and federal funding to support the maintenance, rehabilitation and preservation of existing rental and ownership housing.

### GOAL H2: FACILITATE THE DEVELOPMENT OF MORE HOMES FOR MORE PEOPLE

**POLICY H2.1:** Create opportunities for new housing for moderate income households through zoning adjustments to promote missing middle housing types such as courtyard housing, duplex and small multi-family homes.

**POLICY H2.2:** Second Units. Recognize second units (also known as Accessory Dwelling Units (ADUs) and in-law apartments) as an important part of Newark's housing supply and continue to allow such units, subject to parking, ownership, and size standards that are consistent with State law.

**POLICY H2.3:** Promote and facilitate new affordable housing partnerships with various organizations with different housing needs that include but are not limited to the following:

- Community serving nonprofits
- Newark Unified School District
- Community college districts

**POLICY H2.4:** Work with community partners and property owners to revisit a community visioning plan for the Four Corners neighborhood/community commercial area.

**POLICY H2.5:** Support programs aimed at housing vulnerable and special needs populations. Monitor the need for housing for seniors across all income groups and for various levels of care, and support programs and incentives that encourage the development of a variety of age-friendly housing options.

**POLICY H2.6:** Develop and adopt a Universal Design Ordinance to ensure new construction is accessible to residents in all phases of life and regardless of their physical abilities.

**POLICY H2.7:** Update the existing Reasonable Accommodation requirements of the Zoning Ordinance.

**POLICY H2.8:** Support regional homeless initiatives and develop robust and equitable local responses to people experiencing homelessness.

**POLICY H2.9:** Increase housing for large households as stated in the Affordable Housing Work Plan (which may be amended from time-to-time). Large households are defined as those with five or more people. The City will review existing site development regulations and design guidelines to ensure that the City is not unintentionally restricting housing designs that meet the needs of extended, multi-generational, and/or large families such as 2+ bedroom units, to reduce overcrowding and assist in maintaining the affordability of existing housing stock.

**POLICY H2.10:** Evaluate annual housing production targets to ensure the City is meeting the RHNA goals.

### **GOAL H3: REDUCE AND REMOVE CONSTRAINTS TO AFFORDABLE HOUSING DEVELOPMENT**

**POLICY H3.1:** Allow By-Right Approval of Projects with 20 Percent Affordable Units on “Reused” Sites. Pursuant to AB 1397, amend the Zoning Ordinance to require by-right approval of housing development that includes 20 percent of the units as housing affordable to lower-income households, on sites being used to meet the 6th Cycle RHNA that represent “reuse sites” previously identified in the 4th and 5th Cycles Housing Element, and on sites that are subject to a text amendment to accommodate the lower-income RHNA.

**POLICY H3.2:** Increase certainty of entitlement procedures and accessibility to resource information for developers. Prepare a comprehensive set of guidelines and associated process diagram for all the city’s processes and fees related to residential development generally and affordable housing specifically.

**POLICY H3.3:** Ensure there is a sufficient supply of multifamily and single-family zoned land to meet the housing needs identified in the RHNA.

## GOAL H4: HELP PEOPLE STAY IN THEIR HOMES AND COMMUNITIES

**POLICY H4.1:** Develop programs that support homeowners and tenants remain in their homes and communities with a focus on low and moderate income residents and BIPOC households.

**POLICY H4.2:** Preservation of unsubsidized affordable units. Many low-income residents depend on unsubsidized housing at below market rates, which is vulnerable to investment and speculation. Work with nonprofit organizations that may acquire at-risk projects to extend affordability of existing unsubsidized affordable housing for lower-income households. These policies aim to prevent displacement of low-income BIPOC communities, long-term renters, and other marginalized residents by preserving currently affordable housing and creating pathways for permanent affordability.

**POLICY H4.3:** Sites Acquisition for affordable housing. The City will proactively work to identify opportunities for partnering with other local public sector agencies and private landowners to acquire sites for affordable housing, as well as to seek creative ways of partnering with developers to include affordable units in market-rate projects.

## GOAL H5 : INCREASE ACCESS TO AFFORDABLE HOUSING

**POLICY H5.1:** Continue to generate funding for affordable housing and seek additional funding opportunities as they arise.

**POLICY H5.2:** Bring home ownership within reach for Newark residents. Develop a Below Market Rate (BMR) homeownership program, and down payment assistance programs, with a focus on first time home buyers.

**POLICY H5.3:** Prioritize the use of city-owned property for affordable housing prior to other uses (if the sites are feasible and appropriate for housing), and prioritize housing for extremely low income households.

**POLICY H5.4:** Amend the existing Inclusionary Housing Ordinance to require on-site production of units rather than allowing the payment of an in-lieu or impact fee to support increased access to affordable housing opportunities across the city and in high opportunity areas.

**POLICY H5.5:** Develop an affordable notice of funding availability (NOFA) that will be released regularly to incentivize new developments consistent with the City's goals of increasing affordable housing opportunities for residents that are families, low income seniors, and residents with disabilities.

## GOAL H6: ENHANCE QUALITY OF LIFE | EQUITY AND ENVIRONMENTAL JUSTICE

**POLICY H6.1:** Identify the various existing and potential funding sources for infrastructure/public facility needs, including local, state, and federal money.

**POLICY H6.2:** Urban Centers. Implement existing specific plans for New ParkPlace and Old Town, creating locations in Newark which are more urban and pedestrian-oriented in character than they are today. These areas will be transformed over time into mixed-use centers with retail, office, civic, and higher density housing uses.

**POLICY H6.3:** Land use and transportation policy that encourages active transportation and transit oriented development. Make land use and transportation decisions that reduce emissions, including promotion of walking and bicycling, improvements to public transportation, and a jobs-housing balance that reduces vehicle commute miles.

**POLICY H6.4:** In partnership with local nonprofits and city departments, work to promote energy efficiency and wise water use in new and existing residential buildings in order to reduce energy costs, provide quality and resilient housing, improve building comfort, and reduce greenhouse gas emissions.

**POLICY H6.5:** Allow and encourage green building practices and energy efficient construction, such as Cross Laminated Timber buildings, solar installations, and electrification of buildings.

**POLICY H6.6:** Urban Heat Island Effect. Develop standards and requirements for municipal projects that can incorporate natural cooling techniques to reduce the urban heat island effect.

**POLICY H6.7:** Residential Development in the Floodplain. Limit development within low-lying areas at high risk from flooding. Require any new residential development, including streets and other surface improvements, to be constructed above the 100-year flood elevation.

## **GOAL H7: FURTHER FAIR HOUSING THROUGHOUT THE CITY**

**POLICY H7.1:** Improve awareness, access, and use of education, training, complaint investigation, mediation services of the fair housing service provider, particularly in areas sensitive to displacement, low-income, racial/ethnic concentration, disability or other fair housing considerations.

**POLICY H7.2:** Promote affirmative marketing in affordable housing programs to enable mobility among low-income residents and residents of color in areas of poverty and segregated neighborhoods.

**POLICY H7.3:** Address barriers to renting and increase tenant support. Low income households and people experiencing homelessness face obstacles that prevent them from accessing housing that is affordable to them.

## **Sites Inventory**

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The Housing Element is required to include an inventory of land suitable and available for

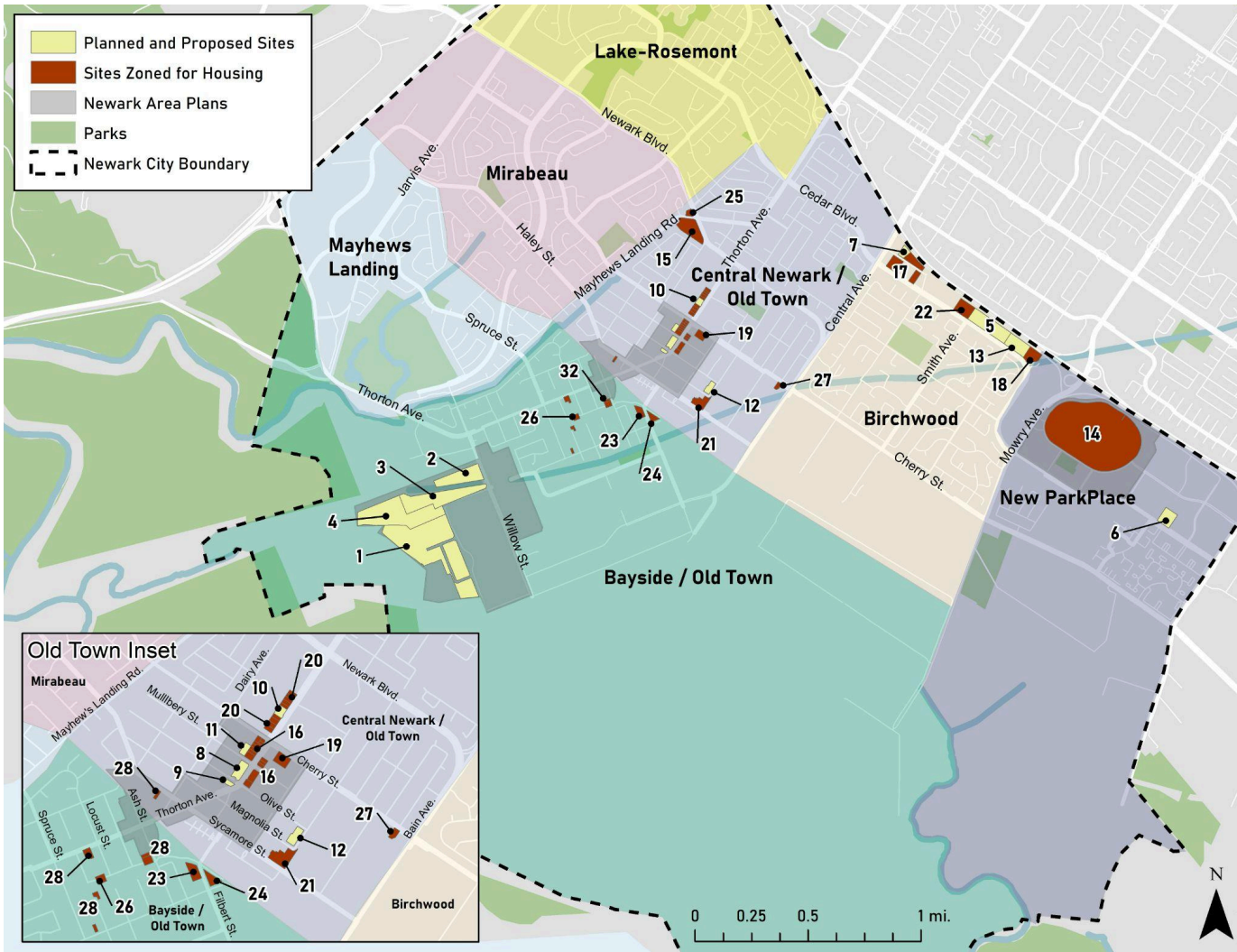


residential development to meet the locality's regional housing needs by income. For the city of Newark, the Regional Housing Needs Allocation for the 6th Cycle is 1,874 units in total. Figure A provides an overview map of the identified sites throughout the city which correspond by site number to Table 1, while Figure B shows the site locations by affordability type with resource levels and existing and future transit stops and lines overlaid. The sites inventory accomplishes the following major objectives:

- **Access to Opportunity:** The sites work to expand access to opportunity by locating 48 percent of affordable units in areas identified as high opportunity by the Tax Credit Allocation Committee.
- **Connecting Housing and Transit:** Priority Development areas plan to connect new housing with regional and local transportation options in existing and new walkable communities; 24 percent of new housing sites are located within two Priority Development Areas in Newark and 12 percent of these units are planned for very low and low-income residents.
- **Neighborhood Revitalization:** Through the implementation of the New ParkPlace Specific Plan, the former Newpark Mall will transform into a mixed-use neighborhood, with 1,490 new housing units, including new homes for low and moderate incomes. Pedestrian and bicycle infrastructure improvements will also be developed through a multi-phase redevelopment. Similar revitalization efforts are reflected in the sites identified in Newark's other key specific plan areas in the Old Town area and Bayside Newark.

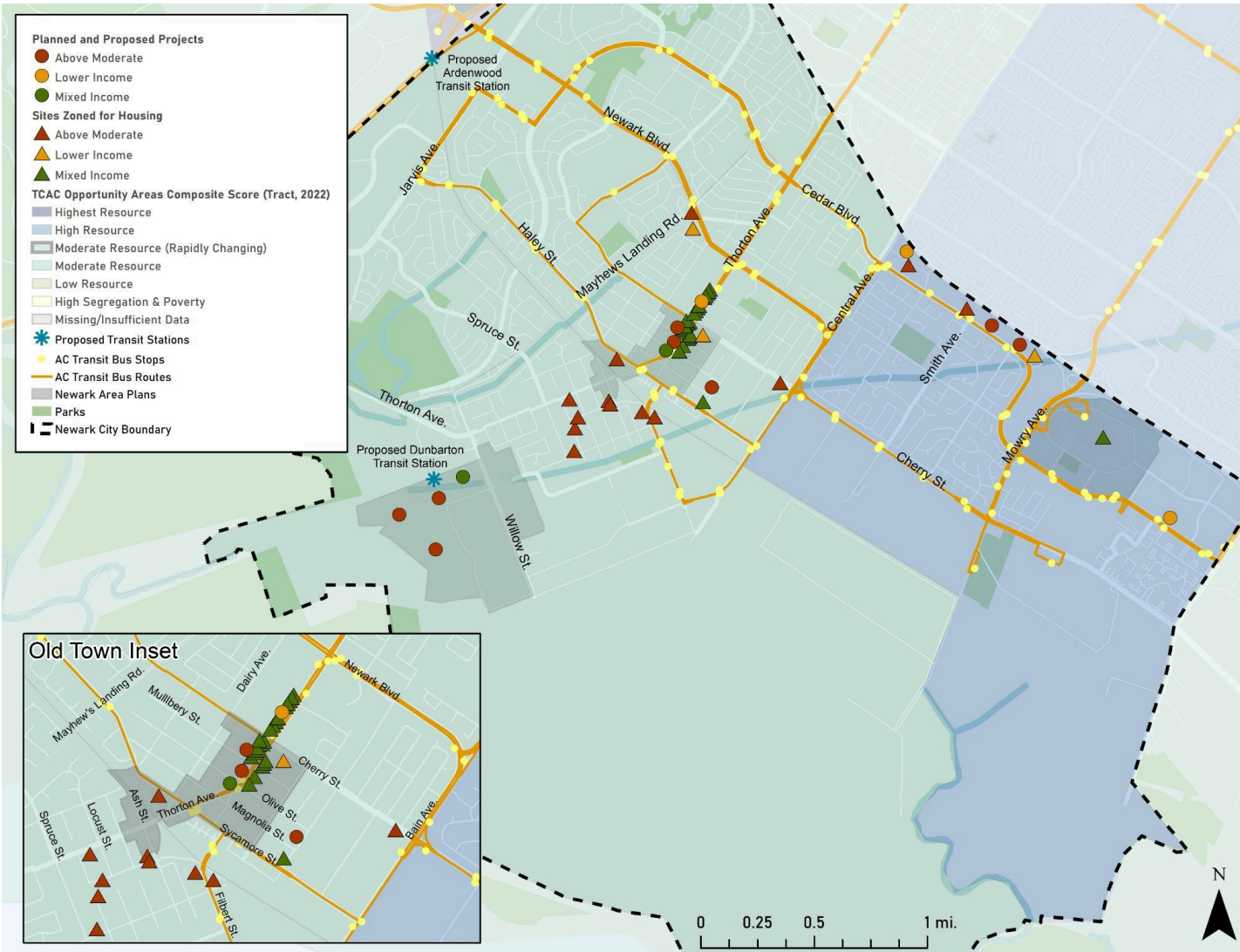
A detailed analysis of sites identified for affordable and market rate housing can be found in Appendix C of the Housing Element.

Figure A: Housing Sites for the RHNA 6th Cycle



Source: Adapted by Community Planning Collaborative, 2023. HCD AFFH Data Resources and Mapping Tool

Figure B: Housing Sites by Income and Resource Level



Source: Adapted by Community Planning Collaborative, 2023. HCD AFFH Data Resources and Mapping Tool

**Table 1: City of Newark Sites Inventory**

Site	Name	Income Level				Total Units
		Very Low	Low	Moderate	Above Moderate	
<b>Planned and Proposed Projects (Also known as pipeline projects are sites 1 through 13)</b>						
1	Bridgeway / Gateway (under construction)	0	0	0	134	<b>134</b>
2	FMC Willow - North (Parcel C) (entitled)	47	23	21	64	<b>155</b>
3	FMC Willow - South (entitled)	0	0	0	215	<b>215</b>
4	Harbor Pointe (under construction)	0	0	0	192	<b>192</b>
5	Cedar Homes- 38478 Cedar Boulevard (entitled)	0	0	0	118	<b>118</b>
6	Cedar Community Apts. (complete)	124	0	0	1	<b>125</b>
7	Timber St. Senior Living (entitled)	39	39	1	0	<b>79</b>
8	Lepakshi Homes - Building A, 6781 Thornton Ave. (active application)	0	0	0	60	<b>60</b>
9	Lepakshi Homes - Building B, 6781 Thornton Ave. (active application)	8	4	3	13	<b>28</b>
10	SAHA Development- 6347 -6375 Thornton Ave. (active application)	56	0	1	0	<b>57</b>
11	Mulberry Residential 36952 Mulberry Street (entitled)	0	0	0	8	<b>8</b>
12	Bain Ave. & Magnolia St. - 37280 Magnolia Street (under construction)	0	0	0	10	<b>10</b>
13	Waymark Homes - Cedar Blvd (entitled)	0	0	0	76	<b>76</b>
<b>Subtotal Planned and Proposed</b>		274	66	26	891	<b>1,257</b>
<b>Sites Zoned for Housing (Vacant and Nonvacant sites are sites 14 through 28)</b>						
14	NewPark Mall (Phases A to D)	36	18	18	535	<b>607</b>

Site	Name	Income Level				Total Units
		Very Low	Low	Moderate	Above Moderate	
15	Grocery Outlet Shopping Center	27	26	0	0	53
16	Thornton Ave. Sites (within Old Town Newark Specific Plan boundary)	41	41	40	40	162
17	Cedar Blvd. and Timber St. Industrial Sites	0	0	0	61	61
18	E-Z 8 Motel	39	38	0	0	77
19	Cherry Plaza	15	15	0	0	30
20	Thornton Ave. Sites (outside of Old Town Newark Specific Plan boundary)	18	18	18	17	71
21	Sycamore St. Vacant Lot	25	25	24	0	74
22	Cedar Blvd. Public Storage Sites	0	0	0	41	41
23	Filbert Villas - 37243 & 37257 Filbert St. (expired entitlement)	0	0	0	16	16
24	Filbert Ave. Sites	0	0	0	7	7
25	Mayhews Place - 36589 Newark Boulevard (expired entitlement)	0	0	0	9	9
26	Locust St. & Railroad - 37093 Locust St. (expired entitlement)	0	0	0	6	6
-27	Fahmy Homes - 37503 & 37511 Cherry St. (expired entitlement)	0	0	0	6	6
28	Neighborhood Infill Lots	0	0	0	17	17
	Accessory Dwelling Units (ADUs)	48	48	48	16	160
	Middle Housing Units	0	0	200	0	200
<b>Subtotal Sites Zoned for Housing</b>		249	229	348	771	1,597
<b>Total Capacity</b>		523	295	374	1,662	2,854
<b>Newark RHNA</b>		464	268	318	824	1,874
	<i>Surplus %</i>	113%	110%	118%	202%	152%
	<i>Surplus Units</i>	59	27	56	838	980

Source: City of Newark; Community Planning Collaborative, 2023.