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City of Newark

Affordable Housing Work Plan

June 8, 2021

Steven Turner, Community Development Director

Paul Peninger, Baird and Driskell Community Planning

Background: Housing Element

- Housing Element of the General Plan
- Updated and adopted in 2015 for the 2015-2023 “fifth cycle” planning period
- Sets forth goals, policies, programs, and actions for addressing the community’s housing needs across income levels and household types
- Newark will soon begin the process of updating the Housing Element for the 2023-2031 “sixth cycle” planning period

Background: RHNA

- 2015-2023 Housing Element, containing the “fifth cycle” Regional Housing Needs Allocation (RHNA)

Income Category	RHNA units	Production 2015-2020
Very-low Income (up to 50% AMI)	330	0
Low-Income (51-80% AMI)	167	0
Moderate Income (81-120% AMI)	158	36
Above Moderate Income (greater than 120%)	423	1,062
Total	1,078	1,098

Source: City of Newark 2020 Annual Progress Report

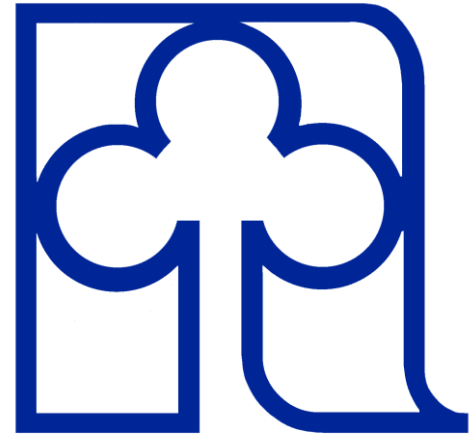
Background: RHNA

- 2023-2031 Housing Element, containing the “sixth cycle”
Regional Housing Needs Allocation

Income Category	RHNA units
Very-low Income (up to 50% AMI)	464
Low-Income (51-80% AMI)	268
Moderate Income (81-120% AMI)	318
Above Moderate Income (greater than 120%)	824
Total	1,874

Background

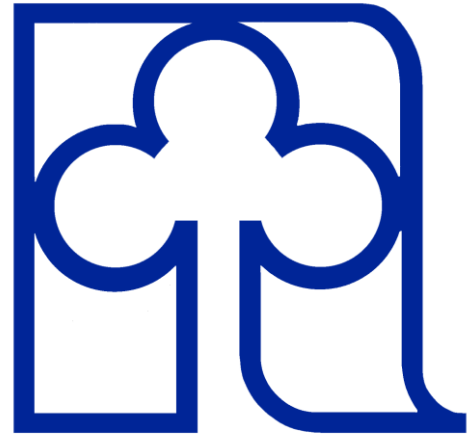
- Housing Impact Fee
 - ✓ Intended to mitigate housing impacts as a result of development
 - ✓ Applies to commercial and residential projects
 - ✓ Payment due prior to issuance of building permits
 - ✓ As of May 2021- Approximately \$31M collected



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Affordable Housing Workplan



**Key Stakeholder
Interviews**



Key Priorities



**DRAFT
Workplan**



**Timing and
Budget**

Key Stakeholder Interviews



Priority Housing Needs

“Newark needs Housing for all segments of the community”

- Young families
- Key workers (teachers, first responders, etc.)
- People and families at risk of homelessness
- People with disabilities and other special housing needs
- Low-income Seniors

Priority Housing Types

“We need all types of housing, but in the right places”

- Rental Apartments (medium- to high-density in select areas)
- Condominiums and townhomes (including for first-time homebuyers)
- Missing middle housing types (duplexes, four-plexes, etc).

Priority Housing Programs

- Design Inclusionary Housing Ordinance
- Partner with affordable housing developers to develop affordable rental housing (Issue NOFA)
- Acquire sites, potentially with other local organizations
- Create affordable homeownership program
- Local Preference Ordinance



Implementation

2021-2022 Priorities

- Initiate Housing Element Update Process
- Inclusionary Housing Program
 - RFP
 - Community/stakeholder engagement
 - Test policies and incentives
 - Implement program
- Affordable Housing Developer NOFA and/or sites acquisition program
- Affordable Homeownership Program
- Local preferences ordinance

Affordable Housing Workplan Overall Schedule

1) Workplan (April – May, 2021)

- Key stakeholder interviews and draft workplan, April 2021
- Finalize Workplan and Present to Council for approval, May 13, 2021

2) Housing Element (May 2021 – January 2023)

- Issue RFP for Housing Element Consultant, May 2021
- Interviews and Selection Process, June 2021
- Housing Element Update, Fall 2021- December, 2022

Affordable Housing Workplan

Overall Schedule

3) Implement Workplan

- Inclusionary Housing Feasibility Study and Ordinance, Summer- Fall 2021
- Initial Affordable Housing Trust Fund NOFA, Fall 2021
- Design Public Sites Development Strategy/RFP Process, Fall-Winter 2021
- Local Preferences Ordinance Development, Summer-Fall 2021
- Affordable Homeownership Program, Early 2022

Detailed Budget and Schedule

Activity	Budget	Schedule	Products
Housing Element	\$150K-\$200K	5/21-12/22	RFP – B+D and City Staff Housing Element Update - Consultant TBD
Update IH Program – Nexus Study and Feasibility Analysis	\$75K-\$100K	Fall, 2021	RFP – B+D and City Staff Stakeholder Outreach Strategy –B+D and CITY Staff Final Report and Recommendations – Consultant TBD Updated Ordinance – Consultant, Staff + Attorney

Detailed Budget and Schedule

Activity	Budget	Schedule	Products
Affordable Housing NOFA	40% of Fund balance	Fall, 2021	Develop and administer NOFA– B+D, City Staff and City Attorney
Sites Acquisition Strategy	40% of Fund balance	Fall-Winter, 2021	Develop Strategy – B+D, City Staff and City Attorney
Local Preferences Policy	\$50K	Summer-Fall, 2021	Create and Adopt Policy - B+D, City Staff and City Attorney
Design Affordable Ownership Program	\$50K + Annual Budget Allocation, 5% of Fund balance	First Quarter, 2022	Create and Adopt Program - B+D, City Staff and City Attorney



Thank you!

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