


Agenda: Community Meeting
Cedar Community Apartments
March 9, 2022
6:30 p.m.

- Purpose and format of this meeting
- Introductions
- Team overview
- Urgent need for more affordable homes in Newark
- Project description and role of team members
- Next steps
- Frequently Asked Questions
- Additional Q&A



Purpose and format of this meeting

- The purpose of this meeting is for the developer/operator of the site and City of Newark officials to provide information about the project.
- Speakers will be introduced and then will present information on various aspects of the project.
- We will take questions through the chat feature at any point during the meeting which will then be consolidated and answered at the end of the meeting.
- You are free to also make comments in the chat, but we will not respond to comments unless a comment helps with providing information about the project.
- Finally, we understand that this meeting may not answer all your questions so we will make ourselves available for individual meetings. Those meetings can be on zoom or involve an in person tour of one our local apartment communities.



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Zoom Meeting Participation Guidelines

- All participants will remain muted throughout the meeting.
- Please put questions or comments in the chat to Bronwyn and we will address them at the end if they have not already been answered during the presentation.
- There will be a time at the end of the meeting to raise your virtual hand to ask any additional questions that were not addressed during the presentation. We will un-mute you when it is your turn to ask your question.
- The meeting will end around 8:30 p.m., so please keep your live questions concise.



| Project Team



Urgent Need for Affordable Homes in Newark

- From Census data, 7.8% of Newark's population (3383 people) are below the federal poverty line.
- Newark 2015-2023's Housing Element shows 1165 extremely low income households with half of those households severely burdened by housing costs and paying more than 50% of their income for housing related expenses.
- To keep up with growing need for affordable housing, Newark needed to produce 330 new homes for households earning less than 50% of the area median income from 2014 to 2022 just to maintain status quo. As of a 2020 update, only 77 have been produced.
- The last point in time count of people experiencing homelessness, which was done in 2019, showed Newark having 89 people experiencing homelessness and it is likely much higher than that with the Covid-19 pandemic.

Urgent Need for Homes for People Experiencing Homelessness in Newark

- The Point in Time Count is a count of sheltered and unsheltered people experiencing homelessness in the month of January.
- In the last Point in Time Count done in 2019, the unsheltered count for Newark was 59 and sheltered was 30
- From the number of people Abode Services served last year, 136 individuals within 114 households report a direct connection to Newark (Newark as their Birthplace, City of High School or Last Permanent Housing, or Spent Previous Night In)
- Safer Ground Newark served an additional 328 individuals in 236 households during the prior fiscal year

Allied Housing | Developer

- Allied Housing is an affordable housing developer based in Fremont and specializes in the development and operation of supportive housing.
- Allied has completed nine supportive housing projects ranging from 25 to 145 units in last 15 years, including 3 projects finishing in 2021.
- Twelve projects in the pipeline including one in Fremont and one in Hayward that are currently under construction.
- Allied Housing has more than 800 units in various stages of development in four Bay Area counties

Commitment and Experience Developing in Tri-City Area

Bridgeway Apartments 4145 Bay St, Fremont

Total Units

- 26 Residential Homes, 1BR, 2BR and 3BR

Affordability:

- Families earning between 30% and 60% of AMI

Completed in 2006



Commitment and Experience in Developing in Tri-City Area

Main Street Village 3615 Main Street, Fremont

Total Units

- 64 Residential Homes- Studios, 1BR, 2BR, 3BR

Affordability:

- Families earning between 20% and 60% of AMI

Completed in 2011



Commitment and Experience in Developing in Tri-City Area

Laguna Commons 41152 Fremont Blvd, Fremont

Total Units

- 64 Residential Homes (Studios, 1BR, 2 BR, 3 BR)

Affordability:

- Families earning between 15% and 50% of AMI

Completed in 2016



Commitment and Experience in Developing in Tri-City Area

City Center Apartments 38631 Fremont Blvd, Fremont

Total Units

- 60 Residential Homes
(Studios, 1BR)

Affordability:

- Individuals and small households earning between 15% and 50% of AMI

Completed in 2021



Project Homekey

- The COVID-19 virus has exacerbated a national homelessness crises that existed long before the pandemic
- In response, Project Homekey is a statewide effort to rapidly expand housing for persons experiencing homelessness or at risk of homelessness
- 2.75 Billion allocated over 2021-22
- Homekey legislation includes a state statute that requires a streamlined local approval process for the conversions of existing buildings into affordable and supportive homes



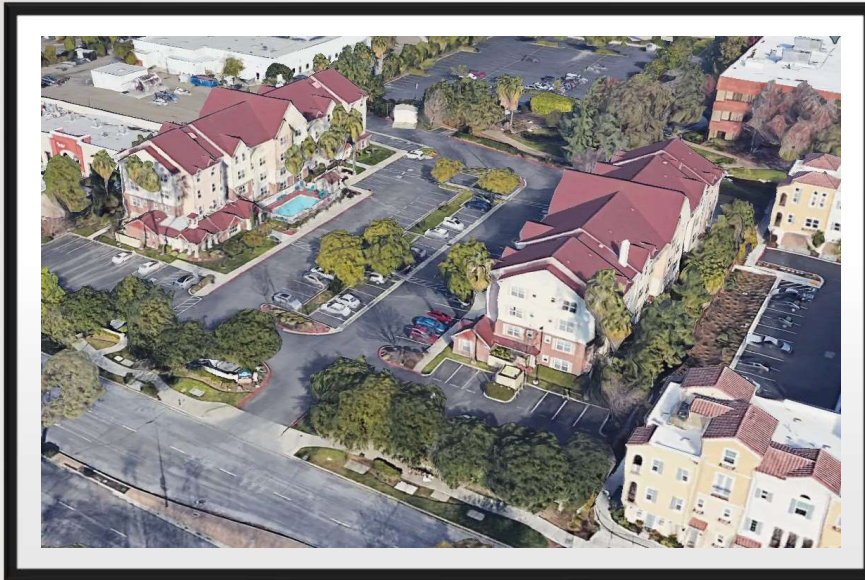
Cedar Community Apartments - 39802 Cedar Blvd, Newark, CA

Property Location



- Near Transit, Grocery, Pharmacy, Parks

Property Highlights



- 2.7 Acres
- 140 Parking spaces
- Built in 2000, Purchased by current owner in 2014
- 125 Extended Stay Units (57 Studios, 38 1BR, 30 2BR)
- \$2.6M in renovations done in 2015



Building Details



Preliminary Project Renovation Summary:

- Renovation of existing extended-stay hotel into a supportive housing family focused apartment building
- All units already have a full bathroom and full kitchen
- No significant renovations currently assumed for most units other than to add accessibility features to a few
- Renovations will add offices, meeting rooms, and community spaces within the existing building, and exterior improvements such as adding a tot lot for kids to play onsite
- Renovation work should not prevent tenants from moving in
- Lease up could begin almost immediately after close of acquisition financing

Proposed Cedar Community Apartments Hotel Conversion

- This extended-stay hotel will be converted to an apartment building where every household has a lease and has to pay rent every month. Tenants will be welcome to stay as long as they pay their rent and follow the lease rules.
- This project will result in approximately 124 homes affordable to people earning less than 30% of the Area Median Income, which is a Homekey requirement. The maximum income will be in the range of \$28,800 to \$44,400 depending on household size, which is a typical income for retail/restaurant workers and other service industry staff.
- There will be 60 apartment homes that will be reserved for households experiencing homelessness. Those tenants will also pay rent and have a lease and have to follow the rules of the lease. Of these 60, 12 are anticipated to be veteran households.

Proposed Funding for Cedar Community Apartments

- City of Newark Funding - \$6M - committed
- County of Alameda Funding - \$4M - committed
- Housing Authority of the County of Alameda- 60 Project Based Vouchers for 20 years, renewable - committed
- Alameda County Health Care Services Agency- Services funding for up to 62 units for 20 years, renewable – committed
- California Housing and Community Development Homekey Program- \$37.5M - pending

City of Newark's Role

- State Homekey Grant
 - City is the applicant for grant funds
 - Abode/Allied is a co-applicant
- Alameda County Housing & Community Development – HOME Investment Partnership Grant NOFA
 - City and Abode/Allied submitted a NOFA response requesting funds
- City would provide \$6 million for Cedar Community Apartments
 - Source: Affordable Housing Fund / ARPA Recovery Fund

City of Newark's Role

- Homekey Grant streamlines land use and environmental review
- Grant agreements would be required with County and State
 - Housing agreement with Abode/Allied to set terms / requirements
- Agreement would be considered by City Council
- City assesses conformance with building codes; issues permits
- City would monitor per a housing agreement with Abode/Allied


City of Newark's Role – Next Steps

- Anticipate State grant decision late March or early April
- If successful...
 - Prepare funding and housing agreements
 - Council review and action of agreements
 - Building permit review and issuance
 - Inspect construction work to convert units
 - Initiate tenant section process
 - Tenants sign leases; move in Fall 2022
 - Newark reviews compliance reports annually

NEWARK POLICE DEPARTMENT

- Crime Analysis and Recommendations
 - Misconceptions and Concerns
 - Area 40, 41, 43, and 44
 - QOL Issues
 - Abode Partnership
 - Lease Requirements
 - Concerns

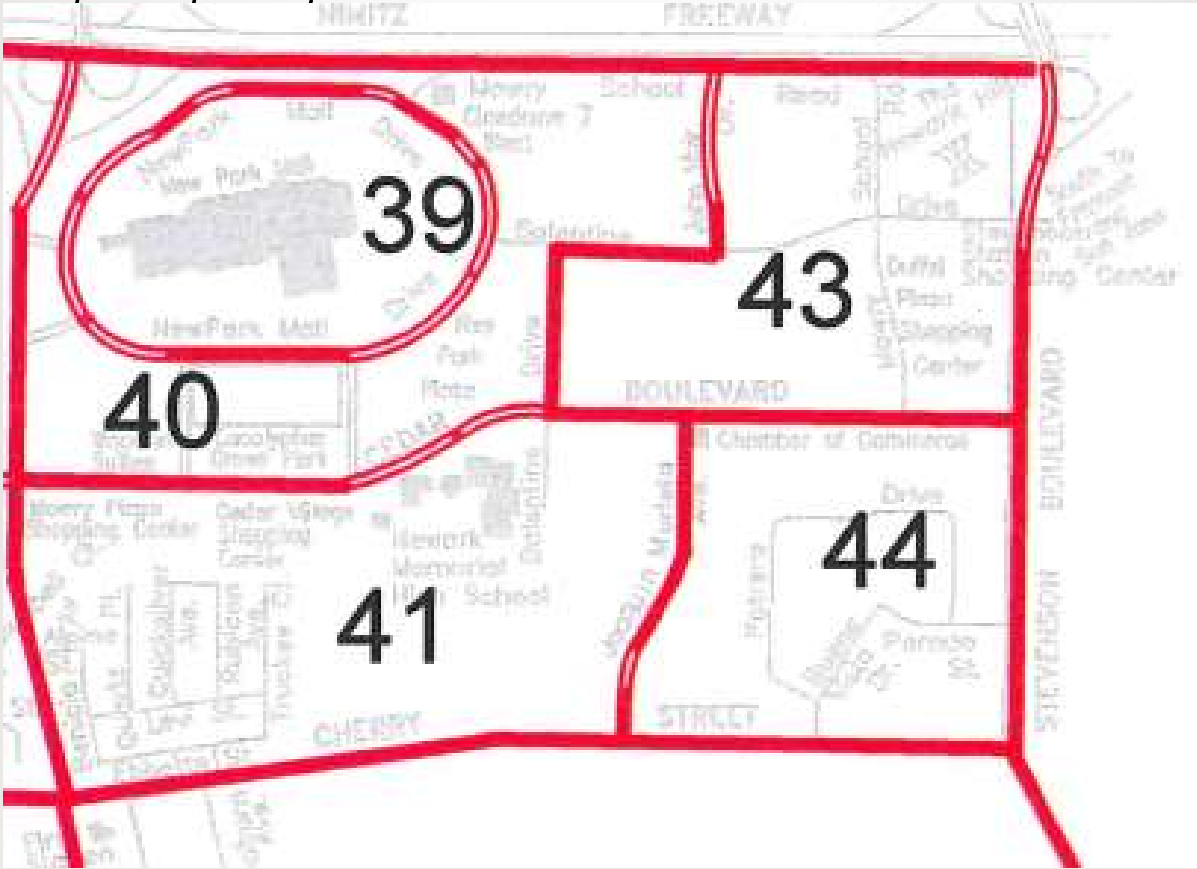




Misconceptions and Concerns

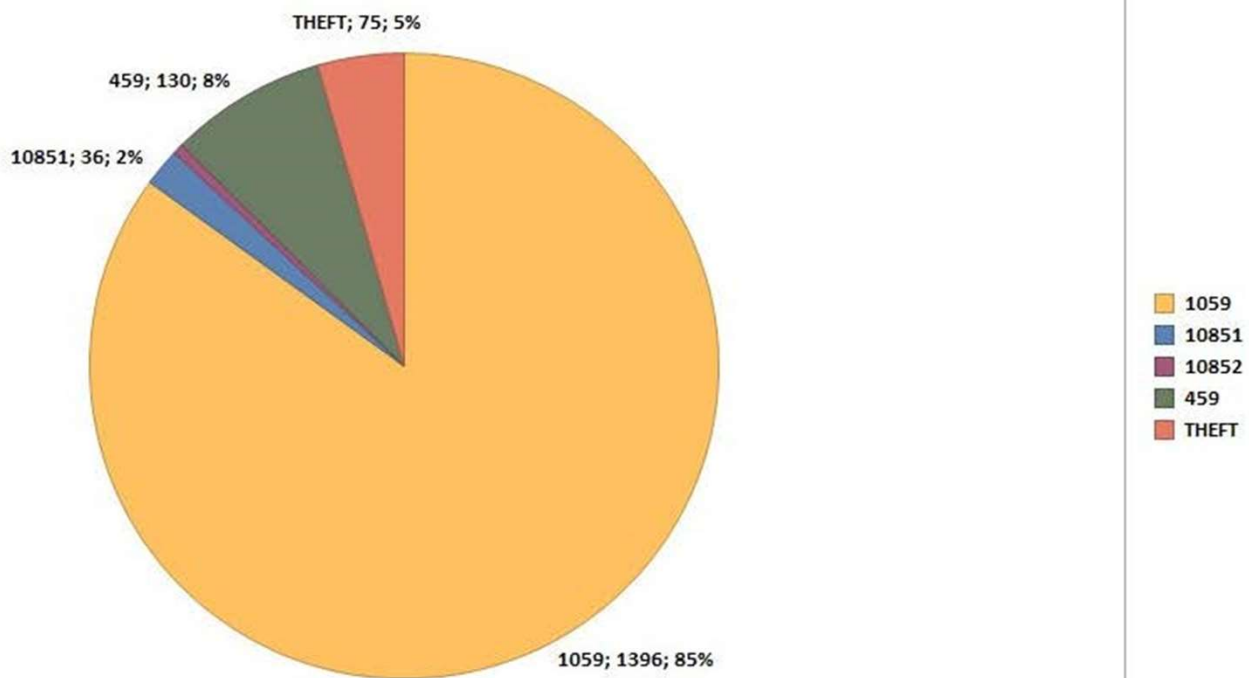
- Newark Officers
 - Impression
- Police Management
 - Resources
- Community
 - Concerns

Area 40, 41, 43, and 44



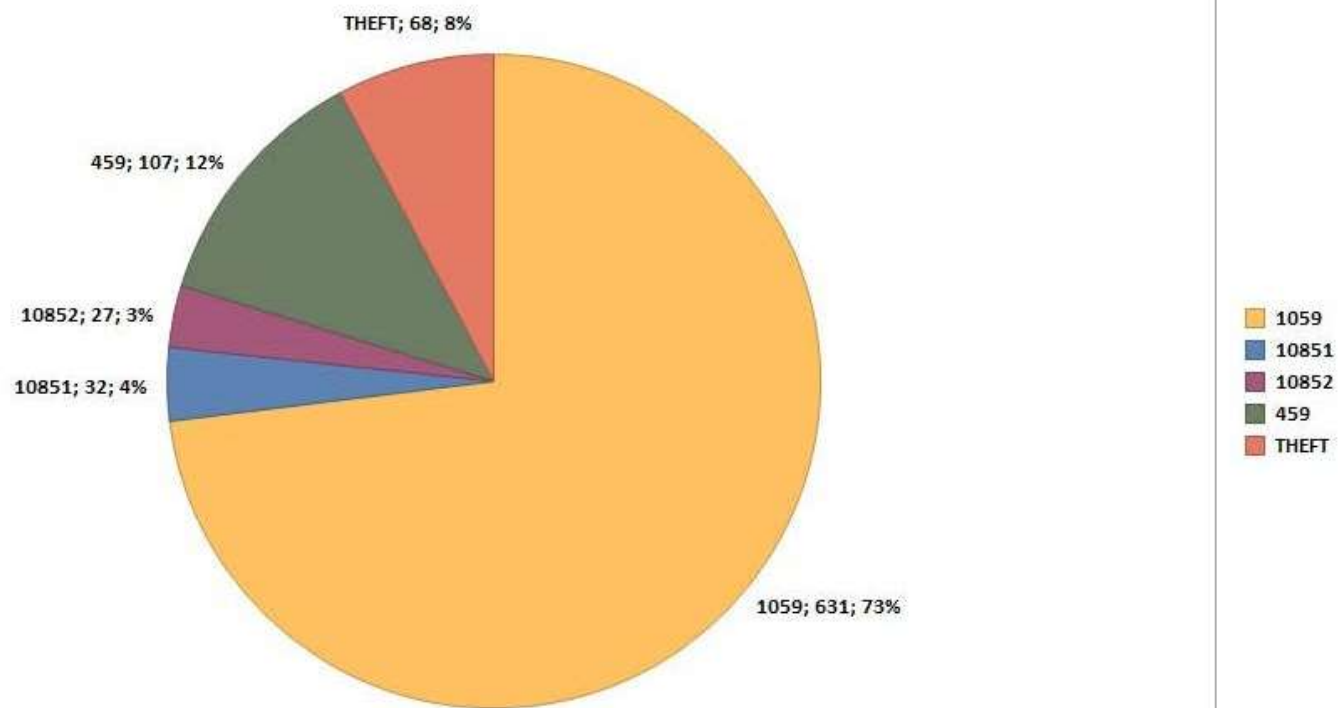
Incident Search Results
Area is 40 or 41 or 43 or 44, Date Between 6/20/2019 and 6/20/2020

Incident Chart



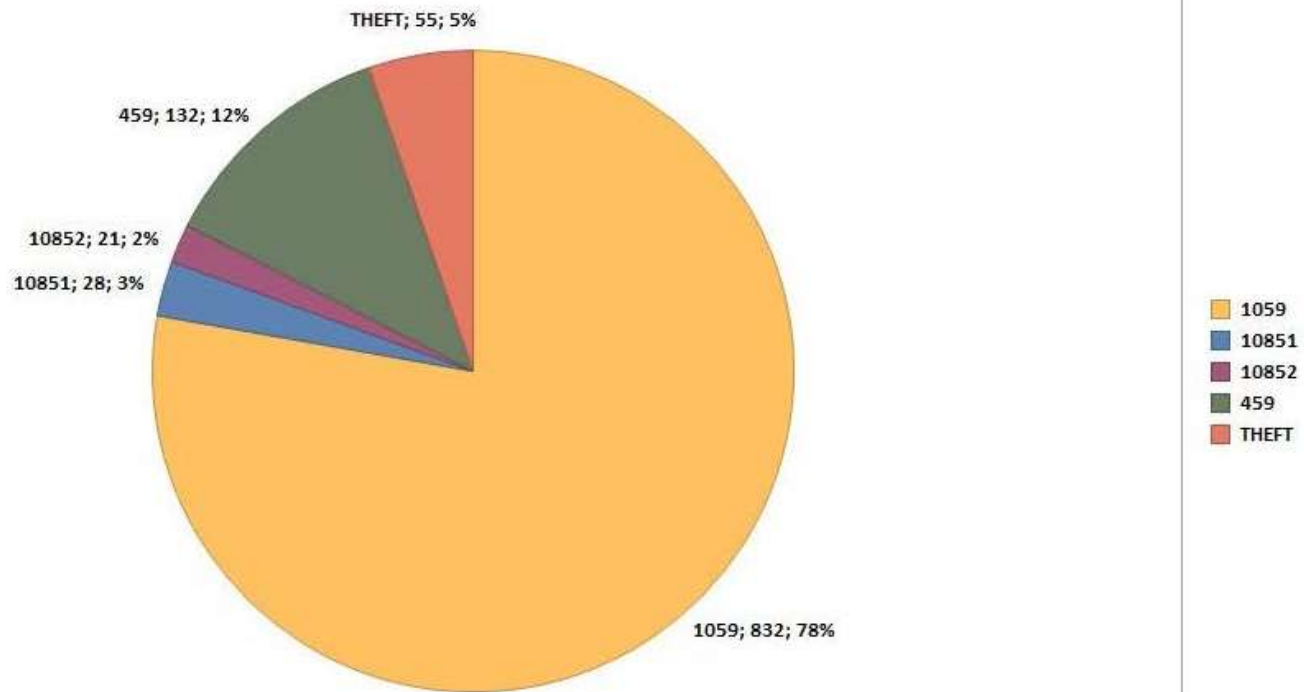
Incident Search Results
Area is 40 or 41 or 43 or 44, Date Between 6/20/2020 and 6/20/2021

Incident Chart



Incident Search Results
Area is 40 or 41 or 43 or 44, Date Between 6/20/2021 and 3/9/2022

Incident Chart





Abode Partnership

- Lease Requirements
 - Police Influenced Requirements
 - Safety related lease requirements
 - Security Cooperation
 - Camera Access

Preliminary Project Schedule

Key Milestone	Estimated Date
First Community Meeting	November 10, 2021
City of Newark City Council Meeting	January 13, 2022
Submit application to Homekey	January 28, 2022
Second Community Meeting	March 9, 2022
Anticipated Homekey award	April 2022
City of Newark City Council Meeting	May 2022
Property is purchased	July 2022
New Tenants move in	October 2022
Renovations on community spaces	July 2022- December 2022

Housing for Independent People | Property Manager

- Housing for Independent People (HIP) is affiliated with Allied Housing and Abode Services and specializes in property management for very low income households and special needs populations.
- HIP manages ~800 units across 33 properties in the Bay Area.
- HIP and Abode work hand in hand onsite to operate stable and sustainable properties that both cashflow and focus on tenant housing retention and stability.

Property Management Operations Staffing



- Two onsite property managers
- Two maintenance technicians
- One onsite resident manager for off-hour emergencies

Abode Services| Service Provider

- Abode Services is the Bay Area's largest homeless housing and services provider and is affiliated with both Allied Housing and Housing for Independent People.
- Abode provides onsite social services to 1988 households in 29 properties in 6 counties for 11 Bay Area affordable housing owners.
- Abode brings 30 years of experience to every site and helps tenants to thrive and properties to be stable and sustainable.
- Abode's housing retention for developments like this one is 96%.
- Abode will provide 5 full-time social service staff with offices on site.

On-Site Supportive Services

- Housing stability support
- Community-Building activities
- Individual and group support
- Health and wellness workshops
- Life enrichment programming



Highlights of Frequently Asked Questions

Will this be a homeless shelter?

No.

- This will not be a homeless shelter or a navigation center.
- Everyone will have a lease and will be paying rent.
- Tenants will be able to stay as long as they continue to pay rent and follow the rules of the lease.

Highlights of Frequently Asked Questions

Will this project have a parking impact in the neighborhood?

No.

- There are more than 140 parking spots for the tenants.
- Anticipated parking need is 60 to 70 spaces based on parking studies conducted at existing similar projects in similar communities.

Highlights of Frequently Asked Questions

Will there be on-site staffing and security?

Yes.

Staff will be onsite during extended business hours, generally 8 a.m. to 8 p.m. Monday through Friday.

Staff include:

- 5 supportive services staff on-site to support the tenants
- 4 on-site property management and maintenance staff
- a 24/7 onsite security guard service will be contracted to monitor the property

Highlights of Frequently Asked Questions

How will tenants be selected?

- About half of tenants will have experienced homelessness and will be referred through Alameda County's Coordinated Entry system or through the Veteran's Administration.
- Tenants for the remaining apartments will be filled through a referral system that will be set up by the City of Newark.
- The City's intent is to include a "live/work" preference (subject to compliance with fair housing regulations) to provide priority for community members who either live or work in Newark.

Highlights of Frequently Asked Questions

How are new tenants screened?

- Our Property managers and/or the Housing Authority will do background checks and screen for program eligibility.
- The Housing Authority screens to exclude sex offenders, felonies for the manufacturing of methamphetamines, and felonies for arson.
- Property managers screen for felonies with a particular focus on a felony that could put the safety of the community at risk.
- The Housing Authority and property management teams will use the required reasonable accommodation process to address disability related infractions.

Highlights of Frequently Asked Questions

What happens if a tenant doesn't follow the rules or pay their rent? Will they be evicted?

Yes.

- Property management and services will work with tenants to the maximum extent possible to prevent eviction, but sometimes a person or household insists on living in a way that is not conducive to other tenant's peacefully enjoying their home and eviction is necessary.
- Even in those rare cases where eviction becomes necessary, the service team would attempt to help that household find housing somewhere else.

Highlights of Frequently Asked Questions

Has Abode Services done this before and do they have sufficient experience?

Yes.

- Abode Services is the Bay Area's largest housing and service provider to people experiencing homelessness and has more than 30 years of experience doing so.
- Abode Services is recognized as an expert in homelessness services and housing programs regionally, statewide, and even nationally.
- On any given night, Abode Services is providing services to more than 7,000 formally homeless people who have been placed into their own homes.

Highlights of Frequently Asked Questions

What supportive services will be provided?

While the services offered on site will be tailored to the needs of the specific tenants that live there, the following is a list of typical services that are offered to all tenants:

Employment assistance and referrals to job training	Benefits enrollment assistance, counseling and advocacy
Housing retention and housing stability support	Life skills training like “cooking on a budget” classes
Computer training	Peer-to-Peer support
Individualized service plan development	Community activities
Financial literacy training	Referrals to community resources
Recreational activities and community building events	Educational services, Health education & wellness activities

Highlights of Frequently Asked Questions

Will there be enough money to provide supportive services over the long-term?

Yes.

- This property will pay for some of the social services out of the project operating budget in the same way it pays for property management and maintenance of the building.
- The remainder of the social services will be paid for by a direct contract between the Alameda County Health Care Services Agency (HCSA). Abode Services has had similar contracts with HCSA for more than 20 years.
- Newark will not have to pay for any ongoing operating support or social services.



Additional questions compiled from the chat

Project information for languages other than English

- If you would like to talk to someone about this housing development in a language other than English, please email NewarkHotel@abodeservices.org and we will arrange a separate meeting with a translator.
- Si desea hablar con alguien sobre este desarrollo de viviendas en español, envíe un correo electrónico a NewarkHotel@abodeservices.org y organizaremos una reunión separada con un traductor.
- 如果您想用普通話與某人談論此房屋開發，請透過電子郵件 NewarkHotel@abodeservices.org，我們將安排與您單獨會面，並安排一名翻譯。

Questions and Comments

- Please email NewarkHotel@abodeservices.org to be added to a mailing list to get updates about the development.
- Please email any further questions or comments you have on this development and those will be added to an FAQ section on the development's website.
- Visit <https://www.abodeservices.org/cedar-community> for a development description, FAQ, and project updates.