

RESOLUTION NO. 11,201

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
NEWARK APPROVING AN AFFORDABLE HOUSING WORK
PLAN

WHEREAS, in May 2015, the City Council approved Resolution 10,361 approving an amendment of the Newark General Plan, adopted December 12, 2013, by replacing the Housing Element with the Housing Element Update 2015; and

WHEREAS, the purpose of the Housing Element is to support the vision of assuring the provision of safe, decent, affordable shelter for all Newark residents. The Housing Element places a particular emphasis on lower income Newark residents and residents with special needs, including seniors and persons with disabilities. The Housing Element includes an evaluation of housing needs in the City, based on demographics and housing conditions. As required by state law, it identifies sites sufficient to accommodate the City's share of the region's housing needs over an eight-year period, the Regional Housing Need Allocation (RHNA), developed by the Association of Bay Area Governments (ABAG); and

WHEREAS, the State of California continues to suffer a housing affordability crisis, which also manifests at the regional and local level. Based on data from ABAG, median rents in the Bay Area have increased over 44% between 2010 and 2015, while median household income has increased by 5% over same period. In 2017, over 40% of Alameda County renters spent 35% or more of their household income on rent; and

WHEREAS, the 2015-2023 RHNA for the Bay Area identifies a total housing need of 187,990 units, distributed among very-low, low-, moderate-, and above-moderate income levels. The City of Newark's RHNA allocation for the 2015-2023 period is 1,078 units (which shall be accommodated through the General Plan and Zoning Ordinance, but not necessarily constructed) and includes:

- a) 330 units for very-low income households, with incomes at or below 50% of the Average Median Income (AMI)
- b) 167 units for low income families, with incomes ranging from 51% or 80% of AMI
- c) 158 units for moderate-income households, with incomes from 80% to 120%, and
- d) 423 units for above-moderate-income households with an AMI of greater than 120%; and

WHEREAS, between the period of 2015-2020, the number of residential units constructed in the City or have had building permits issued for construction, includes 36 units of housing affordable for moderate-income households and 1,062 units of housing affordable to above moderate-income households, for a total of 1,098 units. The City has not produced units affordable to low-income or very-low-income households within the 2015-2020 period, and

WHEREAS, although the City has produced housing that exceeds the goal for above-moderate housing, the production goals for very-low, low, and moderate housing have not been met; and

WHEREAS, the City recognizes the importance of continuing to proactively develop affordable housing in Newark to meet the needs of families who live and work in the City, consistent with the adopted Housing Element; and

WHEREAS, in November 2020, the City Council approved a contractual services agreement with Baird + Driskell Community Planning (Consultant) to provide affordable housing program management services to the City; and

WHEREAS, City staff directed the Consultant to conduct interviews with the City Council, the Planning Commission, and the Community Development Advisory Committee to assess the affordable housing needs of the community and prepare a work plan that would guide the efforts of City staff and the Consultant over a two-year period; and

WHEREAS, based on the results of the interviews, City staff and the Consultant have produced an affordable housing work plan that includes activities for the preparation of new affordable housing requirements, policies, and actions intended to significantly incentivize the production of affordable housing within the City, particularly at the very-low and low-income levels.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Newark hereby adopts the 2021-2023 Affordable Housing Work Plan as attached as Exhibit A.

I HEREBY CERTIFY the foregoing resolution was introduced at a regular meeting of the City Council of the City of Newark held on May 13, 2021, by Council Member Hannon who moved its adoption and passage, which motion was carried after being duly seconded, and passed by the following vote:

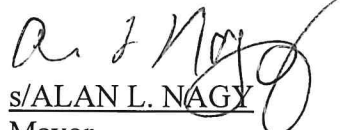
AYES: Council Members Collazo, Freitas, Hannon, Vice Mayor Bucci and Mayor Nagy

NOES: None

ABSENT: None

SECONDED: Council Member Collazo


APPROVED:


s/ALAN L. NAGY
Mayor

ATTEST:


s/SHEILA HARRINGTON
City Clerk

APPROVED AS TO FORM:


s/KRISTOPHER J. KOKOTAYLO
Interim City Attorney

Newark Affordable Housing Work Plan, 2021-2023

	I. Housing Element Update	II. Inclusionary Housing and Nexus Study and Ordinance	III. Funding NOFA	IV. Local Preferences Policy	V. First-Time Homebuyer Program	V. Sites Acquisition and Other
Timeframe/Budget*	\$150,000-\$200,000, depending on extent of re-zoning	\$100,000	40% of Housing Fund	\$50K	\$50,000 for Initial Program Structure + 5% of Housing Fund	40% of Housing Fund
Spring/Summer2021	Issue RFP/begin community engagement, review of previous housing element, needs assessment and overall update process	Develop Scope/Issue RFP/Retain Consultant and initiate study process	Develop NOFA outline and determine initiate funding be offered	Coordinate with Eden Housing re: local preferences analysis for proposed 79-unit senior housing development	Develop draft program parameters for first-time homebuyer program.	1) Due diligence and background research for potential acquisition of sites for affordable housing development. 2) assist staff with ongoing real state and affordable housing analysis, developer negotiations other key tasks related to affordable housing.
Fall 2021	Community engagement continues + sites inventory and analysis	Conduct Study	Issue NOFA and review applications	Develop analysis and guidelines for local preferences policy	Conduct additional due diligence for program and present draft program for Council consideration.	1) Develop sites acquisition strategy; 2) affordable housing program and policy support.
Winter 2021/22	Assess rezoning needs	Finalize Study and make recommendations to Council/adopt updated Program/Ordinance	Make funding commitments	Adopt local preferences policy	Adopt and begin implementation of program.	Implementation of sites acquisition strategy; other affordable housing program and analytical tasks.

Newark Affordable Housing Work Plan, 2021-2023

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Spring 2022	Rezoning + Programs and Policies	Implementation	Manage/oversee funding allocations	Implementation	Implementation	Implementation of sites acquisition strategy; other affordable housing program and analytical tasks.
Summer 2022	Public Hearings	Implementation	Manage/oversee funding	Implementation	Implementation	Implementation of sites acquisition strategy; other affordable housing program and analytical tasks.
Fall 2022	Submit Draft to HCD	Implementation	Manage/oversee funding	Implementation	Implementation	Implementation of sites acquisition strategy; other affordable housing program and analytical tasks.
Winter 2022/23	Approve and Adopt Housing Element	Implementation	Manage/oversee funding	Implementation	Implementation	Implementation of sites acquisition strategy; other affordable housing program and analytical tasks.

* Estimated budget or Housing Fund allocation percentage. Specific funding requests would be reviewed and approved by Council