



CITY OF
NEWARK

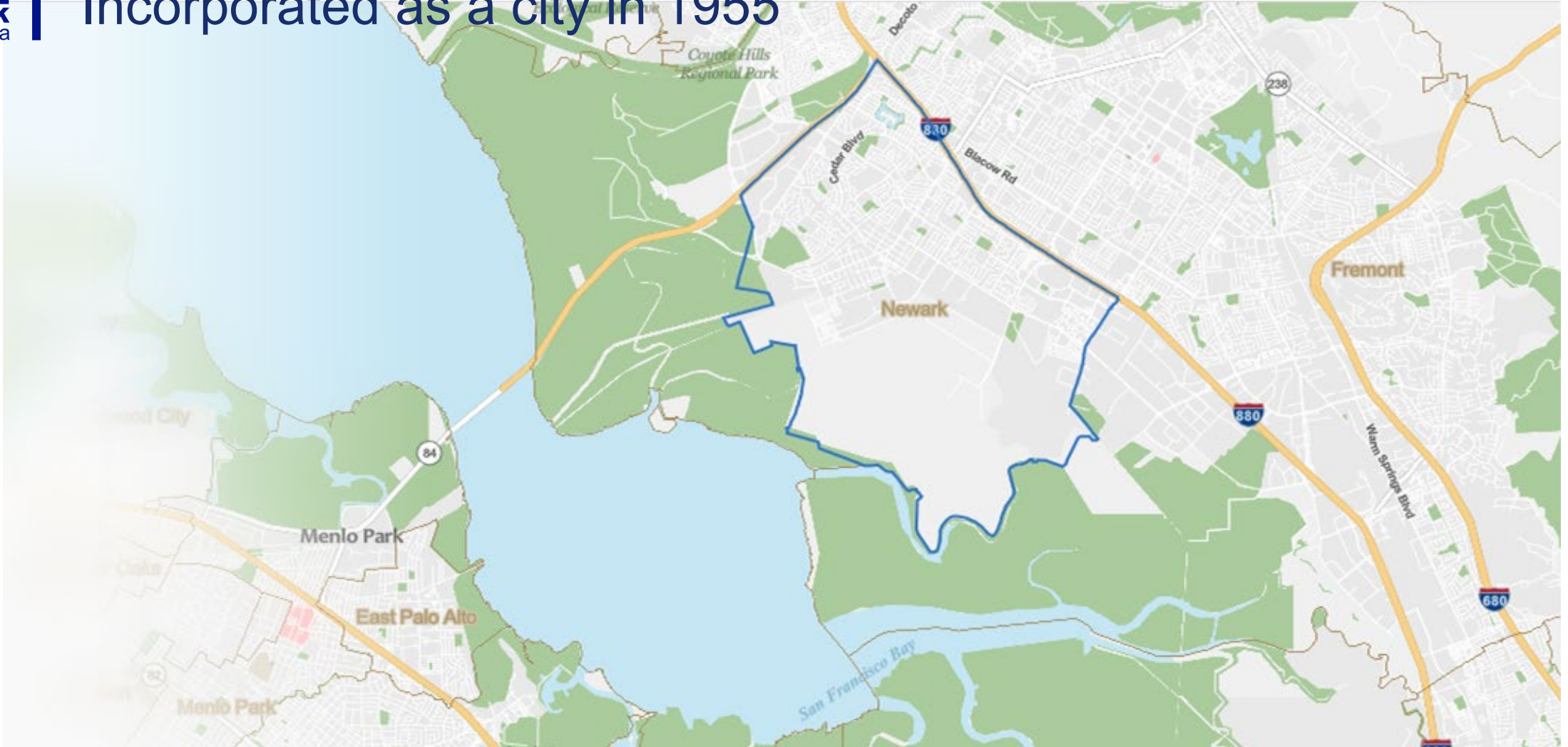
Residential Development Update

Mayor Michael K. Hannon
February 16, 2023



Newark Statistics and Demographics

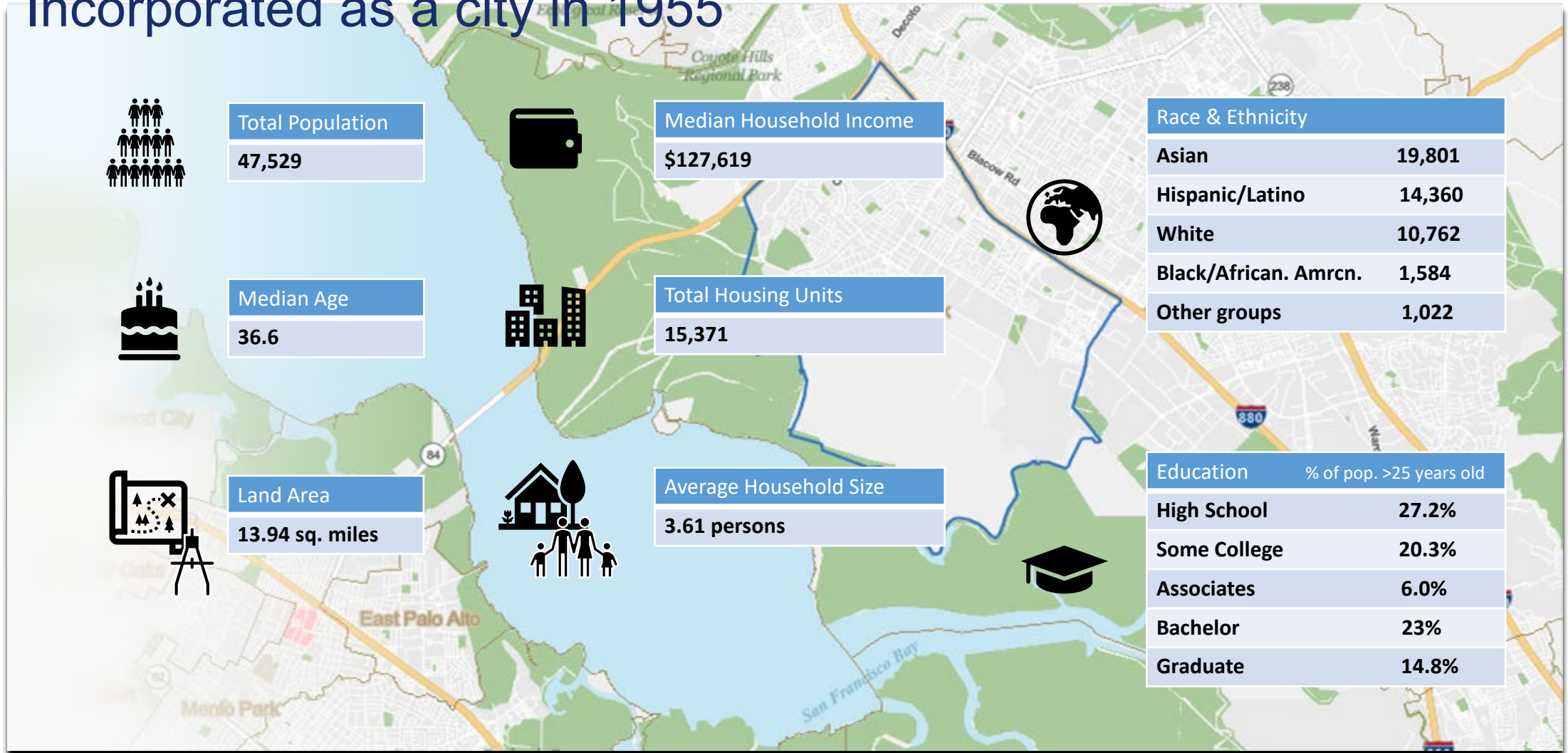
Incorporated as a city in 1955





Newark Statistics and Demographics

Incorporated as a city in 1955





Development and Growth

- Between 2010 and 2015, an average of approximately 30 units per year were constructed in Newark.*
- For 2018 and 2019, the City was identified by the Department of Finance as one of the fastest growing cities in the state.
- In the last 5 years approximately 3,800 units have been constructed or are in a phase of construction.
- In the last 5 years approximately 1,400 units have been entitled by City Council.
- Construction per year between 2019-2023 represents about a 2,400% increase as compared to the 2010-15 period.

**American Community Survey 2010-2015*



Development and Growth

Affordable Housing

Existing, Dedicated Affordable Housing

- Newark Gardens I and II (Cedar Blvd Newark Blvd): 200 units for seniors
- Newark Station (Bayside Newark neighborhood): 72 units for seniors

New Affordable Housing- in pipeline

- NewPark Mall – Phase A 29 units
- Timber Street by Eden Housing 79 units for seniors
- FMC Willow 90 units
- Cedar Community Apartments 124 units
- Satellite Housing- Thornton Avenue 57 units
- Lepakshi Homes- Thornton Avenue 13 units

Total: 392 new units



Bayside Newark

also known as – Dumbarton Transit Oriented Development



BAYSIDE NEWARK

WORLDPAC Inc

Service Partners

Ohlone-Humane Society Wildlife...

FMC "WILLOW"

Transit Station-Residential-Commercial

Tails of Success Dog Training

Al's Roofing Supply

Ariana Auto Body

Morris & Sons Towing / East Bay

Porter Rents

5-Acre Park

COMPASS BAY

138-units

COMPLETED

LIGHTHOUSE

88 single-family units

72 affordable senior units

COMPLETED

GLASS BAY

217 single-family units

COMPLETED

HARBOR POINT

192 single-family units

BRIDGEWAY

580 single-family units

Bayshores Park

Sanmina Corporation

Bath Fitter

Maykke

Nefab Packaging

BAYSHORES

546 single-family units

COMPLETED

Nightingale Security

TOTAL- Completed or Under Construction: 1,887 units



FMC Willow by Integral Communities

Notable Projects Recently Approved

- Within Bayside Newark
- 279 Residential Townhome Units
- 90 Affordable Housing Units
- Future Transit Station Parcel
- 5-acre Grand Park
- Construction anticipated in 2024





FMC Willow and Grand Park



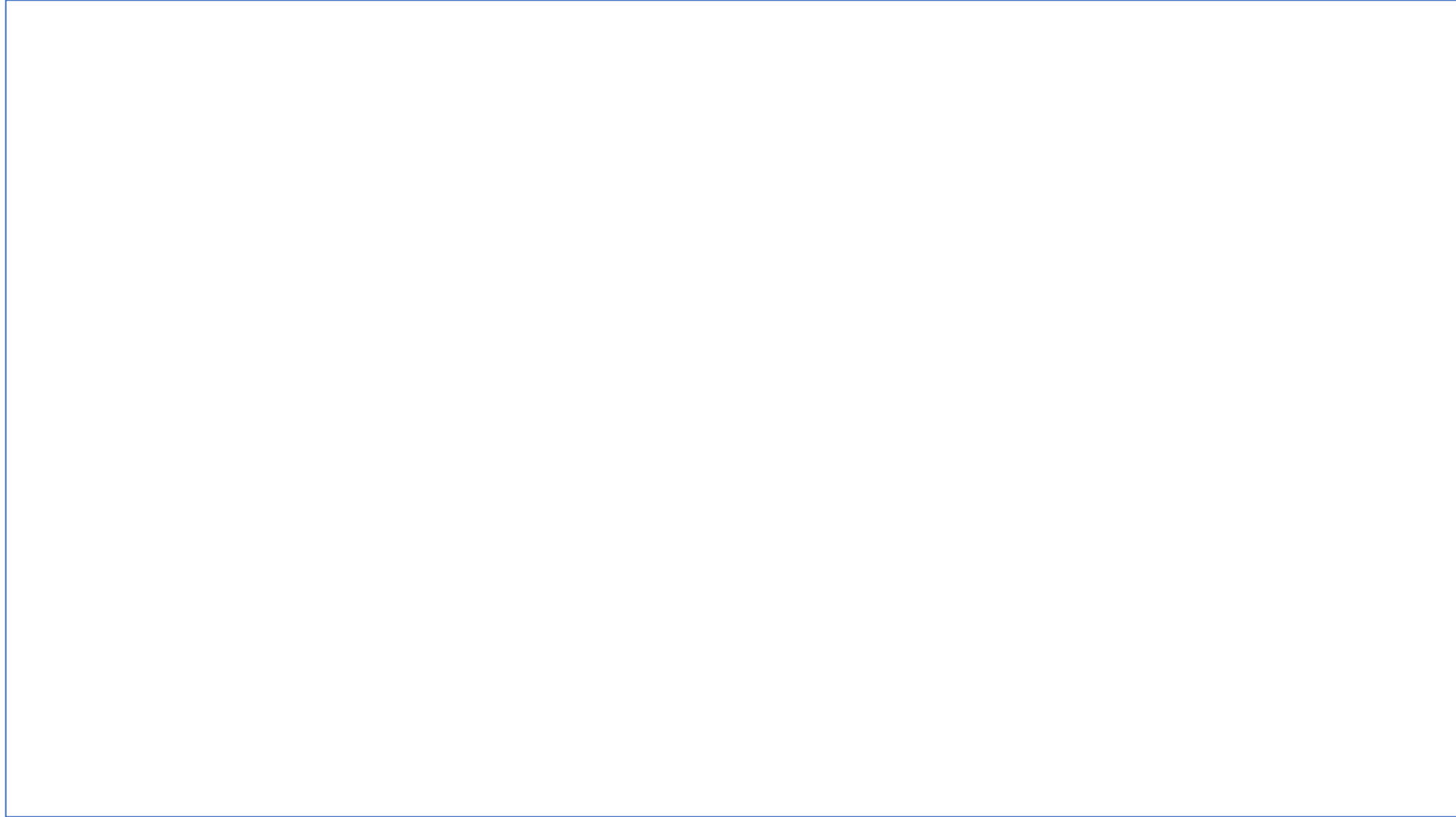


NewPark Mall Development Vision





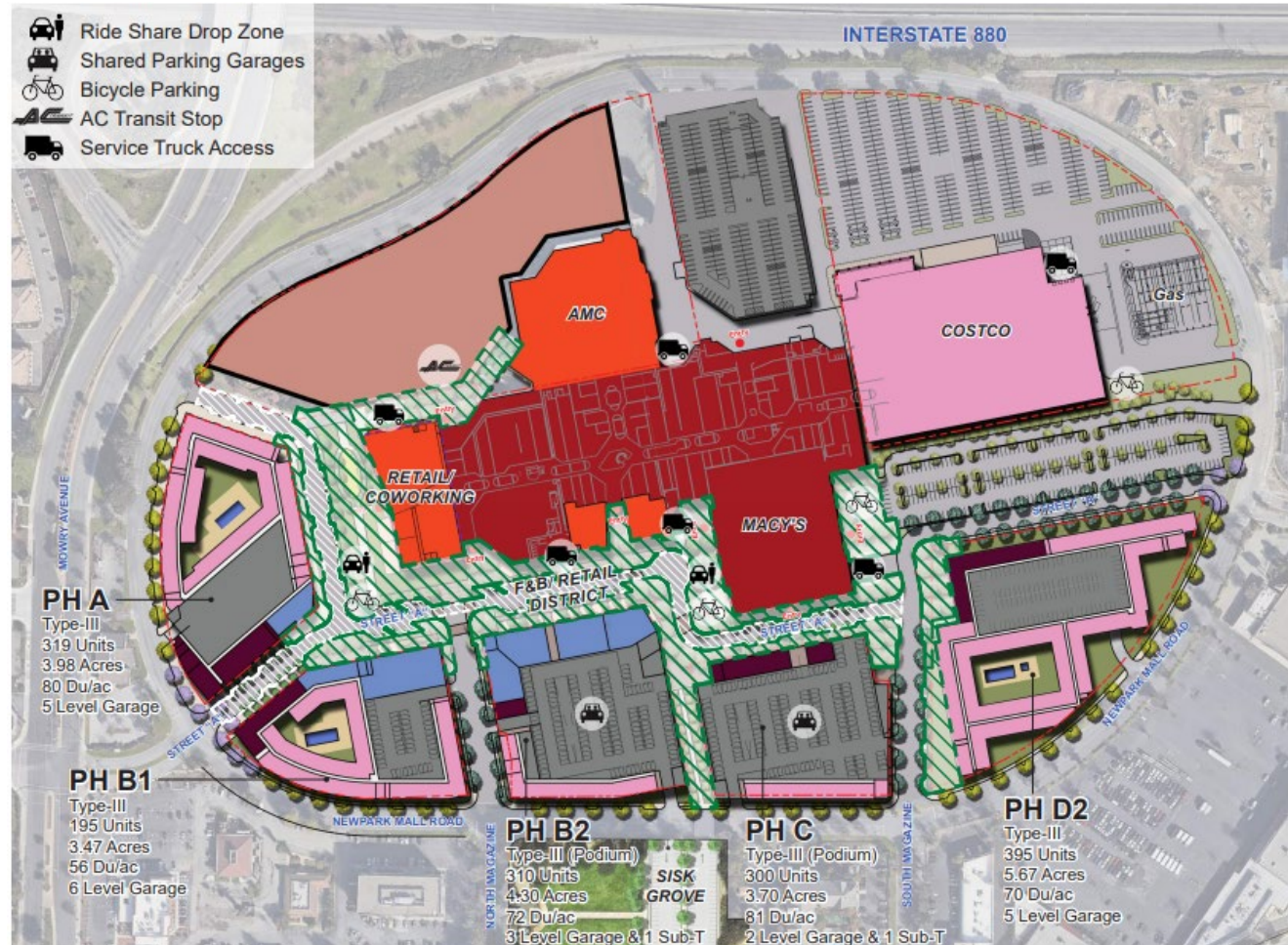
NewPark Mall Development Vision





Newpark Mall Development Vision

Site Planning and Land Uses





Phase A at Newpark Mall

Notable Projects Recently Approved

- 319 Residential units; including 29 affordable units
- 13,000 square feet ground floor commercial area
- First phase of a reconfiguration of the NewPark Mall that allows 1,500 residential units which will support the commercial core of the mall
- Construction anticipated in 2023





Timber Senior Affordable Housing Project

Notable Projects Recently Approved

- 37660 Timber Street
- 79 Affordable housing units
- All 1-bedroom units
- Affordable units at < 80% AMI
- Construction anticipated in 2023





Cedar Community Apartments

Notable Projects Recently Approved

- 39802 Cedar Blvd
- 125 Affordable Units
- Affordable to extremely low-income households
- Received a \$38.8 million Homekey Grant
- Newark invest \$6 million in ARPA and impact fee funds
- Owned/managed by Abode Services





Sanctuary West

Approved in 2019

- Located in Area 3 and 4 Specific Plan, west of Union Pacific Railroad
- 469 Single family market rate units
- Anticipated construction within next few years



Village I – 133 units



Village II – 118 units



Village III – 133 units



Village IV – 85 units

PROPOSED DEVELOPMENT



Satellite Affordable Housing

Notable Projects Under Review

- 6347 – 6375 Thornton Ave
- 57 apartments- 1, 2, 3 BR
- Affordable to 30%-60% AMI households
- \$12 million investment from Housing Impact Fee fund
- CDAC review in January
- Council funding review in March 2023





Cedar Homes by Robson Homes

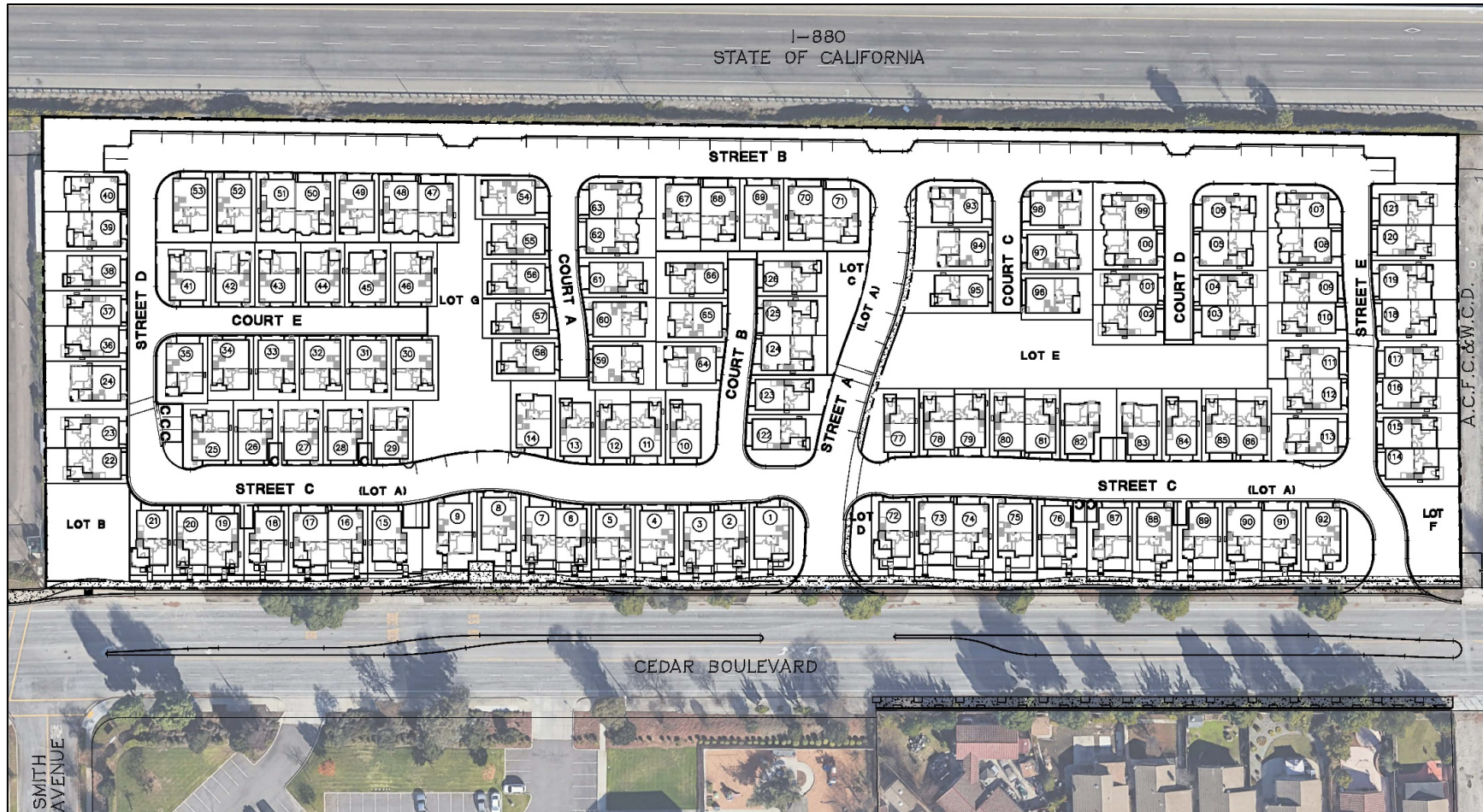
Notable Projects Under Review

- 38370 Cedar Blvd
- 118-unit subdivision consisting of 3-story single-family homes and duplexes
- Expected public hearing in Spring 2023





Cedar Homes by Robson Homes





Cedar Townhomes by Waymark

Notable Projects Under Review

- 38600 Cedar Blvd
- 80-unit subdivision consisting of 3-story attached townhomes
- Expected public hearing by Fall 2023





Cedar Townhomes by Waymark



Left



Front



Lepakshi Homes in Old Town Newark

Notable Projects Under Review

- 6781 Thornton Avenue
- 88 for-sale condo units
- Includes live/work units plus some commercial spaces on ground floor
- 13 for-sale affordable units
- Public hearing by Summer 2023





Mulberry Condos

Notable Projects Under Review

- 36952 Mulberry Street
- 8 for-sale units within 4 two-story buildings
- Located in Old Town Newark
- Expected public hearing by Spring 2023





CITY OF
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Thank You!

**Residential
Development Update**

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