Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Newark

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Reporting Period by Calendar Year: from 1/1 /2011 to 12/31/2011

Housing Policy Department
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Submitted to:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
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-and-

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ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Newark

Reporting Period 1/1/2011 - 12/31/2011

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units Per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate Income			See instructions	See instructions	
(9) Total of Moderate and Above Moderate from Table A3 ► ►					0	0	0				
(10) Total by income Table A/A3 ► ►			0	0	0	0	0	0			
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**						0	
No. of Units Permitted for **Above Moderate**						0	

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2007	2008	2009	2010	2011	2012	2013	2014	2015	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	611	0	0	0	0	0						611
	Non-deed restricted		NK	NK	NK	0	0						
Low	Deed Restricted		0	0	0	0	0						
	Non-deed restricted		NK	NK	NK	0	0						
Moderate	Deed Restricted	338	0	0	0	0	0						338
	Non-deed restricted		NK	NK	NK	0	0						
Above Moderate		806	NK	NK	NK	0	0						806
Total RHNA by COG. Enter allocation number:		1,755	NK	NK	NK	0	0						1,755
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
1. Facilitate preparation of specific plans and encourage development		Adoption in 2010 & 2011	The Specific Plan for Areas 3/4 was approved in 2010, and the Dumbarton TOD Specific Plan was approved in 2011. The city has received preliminary applications for two projects in the Dumbarton TOD that would include around 1,000 dwelling units.
2. Create mixed use zoning districts in Old Town		2009	The Newark City Council approved the creation of these mixed use districts on January 14, 2010.
3. Ensure sufficient land has been designated for housing		2009	The Newark City Council approved the rezoning of the sites identified in the housing element on January 14, 2010.
4. Address issues with foreclosures by participating in the Neighborhood Stabilization Program, etc.		Ongoing	Two homes in Newark have already been assisted through the NSP, and the program is still in progress.
5. Amend the zoning ordinance to allow homeless shelters by right in the RH zoning district		2010	The Newark City Council adopted these zoning amendments on February 24, 2011.
6. Continue to support regional efforts to end homelessness, such as Alameda Co.'s EveryOne Home Program		Continuing	Newark continues to support EveryOne Home and is participating on the Jurisdictional Committee.
7. Provide ongoing support for the Alameda County Housing Repair and Rehabilitation Program		Annually	City staff regularly check in with county staff to monitor the progress of the program and provide support as needed.
8. Monitor the city's inclusionary housing program and amend as needed		Initial analysis 2010; update bi-annually; amend as needed	City staff has identified several changes that should be made to the program and will be working to develop program amendments in 2012.
9. Work with non-profit housing developers and organizations to support efforts to create new housing for special needs populations		Ongoing	City staff continues to provide information about sites and stands ready to support funding applications and assist with funding as possible.
10. Create a multifamily design review process for all multifamiy projects to replace the current CUP requirement		By end of 2010	The Newark City Council adopted these zoning amendments on February 24, 2011.
11. Amend municipal code to comply with revisions to state density bonus law		2010	The Newark City Council adopted these zoning amendments on February 24, 2011.
12. Work to find a location for a new Civic Complex and begin reuse of City Hall site		Start 2010; find developers in 2011	The City Hall site and future Civic Complex are being considered as part of a comprehensive General Plan update process that is underway and should be completed late in 2012.

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13. Transitional and supportive housing zoning amendments		2010	The Newark City Council adopted these zoning amendments on February 24, 2011.
14. Minimum densities		After Program 10 amendments adopted	The city is currently focusedon the General Plan update and will be updating its zoning code once the update is adopted. These amendments will be incorporated at that time.
15. Federal, state and redevelopment funds		2009-2014	The City has allocated most of its CDBG funds for site acquisition, and is actively seeking to purchase a site for housing in 2012.

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General Comments:

We are hoping to see some below market rate housing built through the city's inclusionary housing program in the next couple of years, but I don't see any way to report housing for very low, low or mixed income households unless it's multifamily housing .