Rec 6-1-2015

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: Newark, CA

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Reporting Period by Calendar Year: from Jan 1, 2014 to Dec 31, 2014

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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

Jurisdiction City of Newark

Reporting Period 1/1/2014 - 12/31/2014

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	14	14				
(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	11	3				14	

* 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.			2014	2015	2016	2017	2018	2019	2020	2021	2022	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	330	0									0	330
	Non-deed restricted		0									0	
Low	Deed Restricted	167	0									0	167
	Non-deed restricted		0									0	
Moderate	Deed Restricted	158	0									0	158
	Non-deed restricted		0									0	
Above Moderate		423	14									14	409
Total RHNA by COG. Enter allocation number:		1,078										14	1,064
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**	**Deadline in H.E.**	**Status of Program Implementation**
1. Facilitate preparation of specific plans and encourage development		Completed	The Specific Plan for Areas 3/4 was approved in 2010, and the Dumbarton TOD Specific Plan was approved in 2011. 1,260 residential housing units are envisioned for Area 3 and 4, with 600 units expected between the 2015-2022 period. 2,500 housing units are planned in the DTOD. To date, approximately 951 units have been approved.
2. Create mixed use zoning districts in Old Town		Completed	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		Completed	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.		Completed	Two homes were assisted through the NSP. The foreclosure crisis has been abated and the program is no longer in progress.
5. Amend the zoning ordinance to allow homeless shelters by right in the RH zoning district		Completed	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		Continuing	City staff regularly check in with county staff to monitor the progress of the program and provide support as needed. The program is funded by CDBG funds.
8. Monitor the city's inclusionary housing program and amend as needed		Program replaced with impact fee; amend as needed	The City has replaced the inclusionary housing program with a residential housing impact fee that will enable the City to acquire properties for affordable housing.
9. Work with non-profit housing developers and organizations to support efforts to create new housing for special needs populations		Continuing	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 multifamily projects to replace the current CUP requirement		Completed	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		Completed	The Newark City Council adopted these zoning amendments on February 24, 2011.

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12. Work to find a location for a new Civic Complex and begin reuse of City Hall site		Start 2015	The new General Plan identifies the Newark Civic Center as a potential higher density site. A feasability study for the reuse of the site was approved on 5/29/15. At least 215 housing units are anticipated here.
13. Transitional and supportive housing zoning amendments		Completed	The Newark City Council adopted these zoning amendments on February 24, 2011.
14. Minimum densities		Completed	The city updated its General Plan in December 2013 and now seeks to update the Zoning Ordinance to allow at least 16 units per site at densities of no less than 20 units per acre for all high density sites that are being used to provide housing for low income household.

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General Comments: