Agenda: Community Meeting
Cedar Community Apartments
November 10, 2021
6:30 - 7:30 p.m.

• Introductions
• Team overview
• Urgent need for more affordable homes in Newark
• Homekey
• Project description and role of team members
• Next steps
• Q&A
• Follow up meetings with language translation are available upon request
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Zoom Meeting Participation Guidelines

- Please remain muted unless you are called on to speak.
- Please raise your virtual hand and wait to be called on.
- Please put comments or questions in the chat and we will address them at the end.
- One person at a time. No interruptions during other’s turn to speak.
- Please hold your questions until the end.
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.
Project Homekey

- The COVID-19 virus has exacerbated a national crises that existed long before the pandemic.
- In response, Project Homekey is a statewide effort to expand housing for persons experiencing homelessness or at risk of homelessness.
- 2.75 Billion allocated over 2021-22.
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.

• Twelve projects in the pipeline including one in Fremont and one in Hayward 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

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

Total Units
• 64 Residential Homes- Studios, 1BR, 2BR, 3BR

Affordability:
• Families earning between 20% and 60% of AMI

Completed in 2011
Laguna Commons
41152 Fremont Blvd

Total Units
• 64 Residential Homes (Studios, 1BR, 2 BR, 3 BR)

Affordability:
• Families earning between 15% and 50% of AMI

Completed in 2016
City Center Apartments
38631 Fremont Blvd

Total Units
• 60 Residential Homes
  (Studios, 1BR)

Affordability:
• Individuals and small households earning between 15% and 50% of AMI

Completed in 2021
## Preliminary Project Schedule

<table>
<thead>
<tr>
<th>Key Milestone</th>
<th>Estimated Date</th>
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<tbody>
<tr>
<td>City of Newark City Council Meeting</td>
<td>November 18, 2021</td>
</tr>
<tr>
<td>Submit application to Homekey</td>
<td>December 2021</td>
</tr>
<tr>
<td>Anticipated Homekey award</td>
<td>February 2022</td>
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<tr>
<td>Property is purchased</td>
<td>April 2022</td>
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<tr>
<td>New Residents move in</td>
<td>May 2022</td>
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<tr>
<td>Renovations on community spaces</td>
<td>May 2022-October 2022</td>
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Cedar Community Apartments - 39802 Cedar Blvd, Newark, CA
Property Location

• Near Transit, Grocery, Pharmacy, Parks
Preliminary Project Renovation Summary:

- Rehabilitation of existing extended-stay hotel into a supportive housing family focused apartment building
- All units have a bathroom and full kitchen
- No significant rehab currently assumed for units
- Renovations will add offices, meeting rooms, and community spaces within the existing building, and exterior improvements such as adding a tot lot
- Renovation work should not prevent residents 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 everyone has a lease and has to pay rent every month. Residents will be welcome to stay as long as they pay their rent and follow the lease rules.

• The state funding provides a streamlined local approval process for conversions like this.

• Newark’s loan to the project will generate a grant from state and federal sources of approximately $36 million. Homekey will distribute $1.45 billion dollars for this type of project this year.

• This project will result in approximately 123 homes affordable to people earning income of less than $28,800 to $44,400 depending on household size, which is typical for retail/restaurant workers and other service industry staff.
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 resident housing retention and stability.
Site Operations Staffing

- Two onsite property managers
- Two maintenance technicians
- One onsite resident manager for off-hour emergencies
- 4 - 5 full-time social service staff with offices on site
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 residents to thrive and properties to be stable and sustainable.

Abode’s housing retention for developments like this one is 96%.
On-Site Supportive Services

- Housing stability support
- Community-Building activities
- Individual and group support
- Health and wellness workshops
- Life enrichment programming
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/pipeline-projects and look under Cedar Community Apartments for a development description and updates.