

# Housing Element Summary

## Introduction

The city of Newark is a growing, vibrant, multicultural city with a high quality of life, a diverse commercial and business sector, and an inclusive community character. The City is committed to ensuring that all current and future residents continue to enjoy Newark's distinctive community character through the implementation of policies and programs that provide all residents access to housing that meets the full range of household and community needs.

In this context, this update of the City's General Plan Housing Element for the 2023-2031 planning period provides Newark with a once in a decade opportunity to proactively plan for meeting housing needs for all segments of the community. California's Housing Element law requires that each city and county develop local housing programs to meet a defined "fair share" of existing and future housing needs, expressed as housing unit production goals, for all income groups; in the Bay Area, the Association of Bay Area Governments (ABAG) is responsible for developing and assigning these regional needs, or "RHNA." In Newark, the RHNA for the 2023-2031 Planning Period - also referred to as the 6th Cycle Housing Element - is 1,874 units, of which almost 40 percent (732 units) is identified for homes with rents or sales prices affordable to low- and very low-income families and individuals. The core of this Housing Element update is planning for a sufficient supply of sites to accommodate the City's housing needs between 2023 and 2031. In conjunction with a robust sites inventory, the City has also developed a comprehensive set of strategies and programs consistent with Newark's overall community vision and goals. These strategies include programs and policies that focus on:

1. Preserving and improving existing housing
2. Removing governmental and other constraints on housing development
3. Promoting and expanding fair and equitable housing opportunities
4. Assisting in the creation of new affordable housing in Newark
5. Providing sites for new housing to be built
6. Addressing existing and emergent housing challenges related to climate change

# Housing Element Organization

The Housing Element comprises the following major sections:

1. Introduction and Community Engagement
2. Community Profile
3. Affirmatively Furthering Fair Housing
4. Housing Constraints
5. Housing Resources
6. Housing Plan
7. Appendices including detailed analyses of Housing Needs, Community Engagement, and the Sites Inventory

These Sections are summarized below, preceded by a summary of the city's community engagement efforts.

## Community Engagement



Newark maintains an ongoing commitment to providing meaningful community engagement in partnership with community-based organizations and in collaboration with other city departments to reach all segments of the population.

Through a multi-pronged and multi-lingual approach, City staff worked to provide opportunities for community engagement over the course of the Housing Element update process. Over a multi-phased outreach process, the city utilized a comprehensive survey including questions on environmental justice and access to opportunity, a social media presence, and posters in public and popular community spaces.

The Housing Element Update website serves as an information hub for the community to understand more about the housing element and process, as well as a space for individual questions and concerns. Through in-person engagement events throughout the city, and targeted outreach at laundromats and grocery stores, staff were able to meet the community where they are.

Conducting stakeholder interviews and listening sessions with organizations also allowed the City to connect with those with housing needs that were identified as a high priority through Newark's Affordable Housing Work Plan. Who We Heard From: Through an online survey, there were 342 overall participants, 300 of which responded in English, 38 in Spanish and 4 in Chinese.



## WHAT WE HEARD

- **Residents are very concerned about housing affordability.**
- **Housing prices have risen, making housing unaffordable to many**
- **Not everyone feels that they live in a neighborhood of opportunity**
- **People are interested in a variety of housing types.**
- **Newark needs to plan for climate change**
- **Residents want to stay in their communities, and right now it's challenging, with many facing displacement**

## Community Profile

According to the US Census, Newark had a population of 47,529 as of 2020, an increase of 11.6 percent from 2010. Along with this growth, the community has also experienced other types of demographic change.

People aged 25-34 have increased by 14 percent since 2000. Residents are also living longer, with those 65 and over making up 13 percent of Newark's population. In addition to seniors, many other Newark residents have special housing needs, including large families, single parent households, and persons with disabilities. In fact, Newark has a higher proportion of households with special needs compared to Alameda County and Bay Area as a whole. While 3,500 persons in Newark have one or more disabilities, more than half are seniors. The senior population with disabilities represents 30 percent of all seniors living in Newark.

The community's population has become increasingly more racially and ethnically diverse over time. White populations have decreased over the past 20 years, falling to 24 percent in 2019. However, the Asian and Hispanic/Latino populations increased significantly during that time, and the Black population decreased slightly (by 0.2%).

More than one-third of Newark residents are foreign-born, and over half speak a language other than English at home. In contrast, a quarter of all Californians are foreign-born and less than a quarter speak a language other than English at home. Over 166 identified languages are spoken in Alameda County, with the most prevalent languages being Spanish (16 %), Chinese (9 %) and Tagalog (3 %).



## **Household and Job Trends**

In 2019, there were 14,047 households in Newark. In the coming decades, the Association of Bay Area Governments and Metropolitan Transportation Commission projects that Newark and other cities in South Alameda county will continue to see exponential population and job growth. This growing demand will continue to put pressure on home prices and rents. Given that over 50 percent of housing in Newark was built before 1980, there will also be a need to upgrade older homes. While upgrades will be essential to make sure housing is of high quality and safe for residents, redevelopment or repair can sometimes result in a loss of affordable housing, especially in older multifamily or apartment buildings. This highlights the need for programs and policies that support affordable home repairs and maintenance.

In 2018, there were 17,168 jobs in Newark. Over the past decade, Newark has added over 5,000 jobs but only 1,500 homes. During that same period, jobs in high-tech, professional services, transportation, and warehousing significantly increased while those in retail and wholesale trade declined. Despite the overall job growth expected in the district, 92 percent of Newark residents work outside of the City, with a greater number today employed in the peninsula and Silicon Valley.

## **Affirmatively Furthering Fair Housing**

Equity is a driving force throughout the Housing Element planning process. California's Department of Housing and Community Development (HCD) defines Affirmatively Furthering Fair Housing (AFFH) as taking meaningful actions to explicitly address, combat, and reverse disparities resulting from past patterns of segregation to foster more inclusive communities. Newark is working to ensure that policies, programs, and site selection reflect the intention behind Affirmatively Furthering Fair Housing.

Historic and current land use policies and planning play a key role in the ability of individuals and families to live in neighborhoods with opportunity, including academically and culturally supportive schools, a wide variety of living wage jobs, and convenient access to transit and services. In 2018, the California State Legislature passed Assembly Bill (AB) 686 to expand upon the fair housing requirements and protections outlined in the Fair Employment and Housing Act (FEHA); and protect the requirement to affirmatively further fair housing (AFFH). This Housing Element update deployed a multipronged approach to further fair housing in Newark:

- **Inclusive and Equitable Outreach**
- **Assessment of Fair Housing**
- **Analysis of Sites Inventory**
- **Identification of Contributing Factors**
- **Goals and Meaningful Actions to AFFH**

## Fair Housing

- A lack of affordable for-sale and for-rent housing is one of the largest fair housing issues that Newark faces. Due to a decades-long reduction in federal funding for affordable housing production, and a recent lack of affordable housing production at the city level, there is a shortage of housing at prices and rent levels that meet the needs of current and future residents.
- Disability and race are the highest reported instances of discrimination in Newark over the past five years. In 2020-2021, fair housing provider Echo Housing saw 10 cases of reported discrimination based on disability and four cases based on National origin. The City heard from residents, specifically the Latino community, that there are significant barriers to accessing housing.



## Segregation and integration

### **Defining Integration and Segregation**

Integration generally means there is not a high concentration of persons of a particular race, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area.

Segregation generally means there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area.

- Based on data provided by the State of CA, there is a significant segregation between Hispanic/ Latino and White residents at 22.9 percent, meaning that 22.9 percent of Latino or White residents would need to move to reduce segregation.
- Asian residents are the most isolated with the average Asian resident living in a neighborhood that is 45.1 percent Asian. Asian residents also have the highest percentage (36.7%) of residents making more than 100 percent of area median income.
- Other ethnicities in Newark have a higher likelihood of interacting with people outside their race. White residents have seen the greatest reduction in isolation, from 43 percent in 2000 to 27 percent in 2020.

## Access to Opportunities

**What is Access to Opportunity?** Access to opportunity is a concept to connect where you live with critical life outcomes. Access to opportunity often means both improving the quality of life for residents of low-income communities, as well as supporting mobility and access to 'high resource' neighborhoods. Determining opportunity takes into account education, employment, economic development, safe and decent housing, low rates of violent crime, transportation, and other opportunities, including recreation, food, and a healthy environment (air, water, safe neighborhood, safety from environmental hazards, social services, and cultural institutions).

Overall, Newark residents have moderate access to opportunity, with White and Asian populations overwhelmingly living in areas that are identified as high in opportunity according to the State of California. Asian residents comprise the majority of the residents in the high resource areas at 63.8 percent, followed by White residents (16%), and Hispanic/ Latino residents (11.5%).

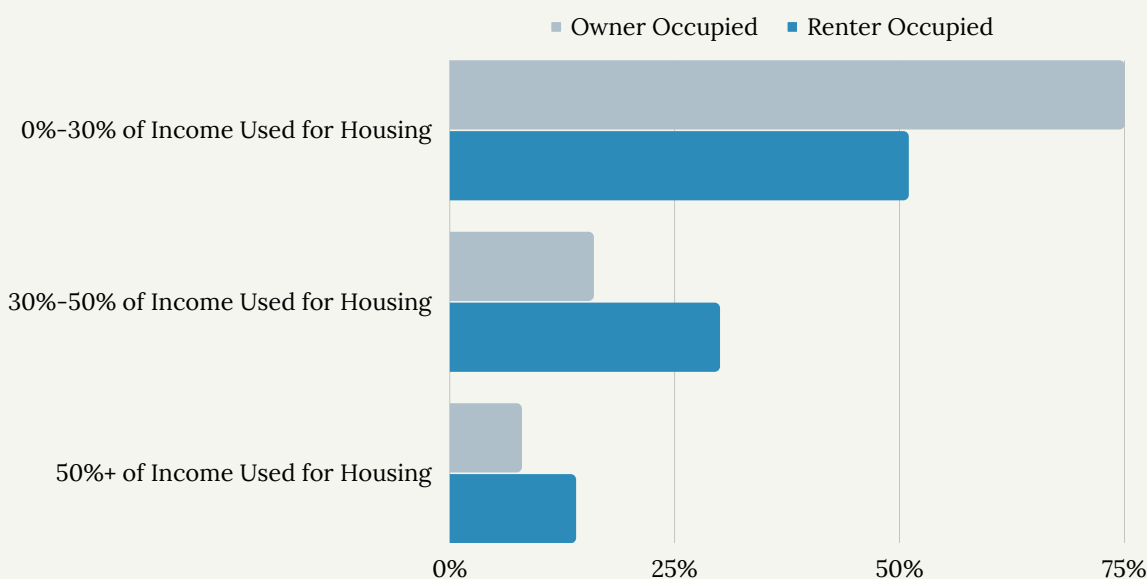
- Low resourced or high segregation and poverty areas are primarily populated by Hispanic/ Latino (39.7%) and Asian (38.3%) residents.
- There are large disparities in environmental outcomes in Newark, with low outcomes in central Newark and a portion of the Old Town area that is also home to a majority of lower income and Latino residents.

## AFFH Related Housing Needs

### Cost Burdened Households

Newark’s low- and moderate-income populations and renters experience the highest levels of cost burden. BIPOC communities, Black (41%), Indigenous (46%), Multi Racial (46%), and Latino (47%) residents face the highest cost burdens, and are most vulnerable to displacement, overcrowding and homelessness. Asian and White residents are the least cost burdened at 27 percent and 21 percent respectively. **Renters are more likely to be cost burdened, with twice the number of renters spending more than 30 percent of their income on housing compared to 16 percent of homeowners.**

Costburdend Households, Renters and Homeowners



Source: US Census Bureau, American Community Survey, 5 year data, 2015-2019, Table B25070, B25091



## **Families**

Households with children face additional challenges accessing housing that meets their needs for both size and cost. Female-headed households make up 17 percent of all households and 22.8 percent of female-headed households with children fall below the Federal Poverty Line.

## **Overcrowding**

BIPOC (Black, Indigenous and People of Color) populations are the most cost burdened and experience disproportionate rates of overcrowding. In Central Newark within the Old Town neighborhood, nine percent of households experience overcrowded housing, with five percent of households experiencing extreme overcrowding in the Northwest corner of the city.

## **People Experiencing Homelessness**

There is a significant population of families experiencing homelessness, with about 5% of all students in Newark, which further indicates the lack of affordable housing. Notably, about 96 percent of homeless students in Newark are students of color, with over 167 of these students being Hispanic or Latino. While NUSD has only a small number of Pacific Islander students (98 students), about 28 percent of them are homeless.



## **Housing Constraints**

State housing law requires the City to review both governmental and non-governmental constraints to the maintenance and production of housing for all income levels. Examples of such constraints include development standards, local processing and permit procedures, development fees, construction costs, and compliance with various State laws to facilitate housing for lower-income and special needs households.

### **Government Constraints**

Government regulations can potentially constrain the supply of housing available in a community if those regulations limit opportunities to develop housing, impose requirements that unnecessarily increase the cost to develop housing or overcomplicate the development process for developers. State law requires that housing elements contain an analysis of the governmental constraints on housing maintenance, improvement, or development of housing for all income levels including special needs households and persons with disabilities. In Newark, potential government constraints to Housing identified in the Housing Element include land use controls, development processing procedures and fees, impact fees, on- and off-site improvement requirements, and building and housing codes and enforcement.

The City has worked proactively in recent years to address constraints to Housing Development including notably through the adoption of three (3) specific plans which have significantly increased the City's capacity to accommodate new housing development through the coming Housing Element update period and beyond. These plans are expected to guide new housing development during the timeframe of the 2023-2031 Housing Element and are described in depth in the Housing Element. In addition, a number of revised and new policies and programs are included in the 6th Cycle Housing Element to address identified government constraints.

### **Non-Governmental Constraints**

In addition to governmental constraints, there may be non-governmental factors that constrain the production of new housing. These could include market-related conditions, such as the availability of financing and land and construction costs, as well as community opposition to new development. In Newark, land and construction costs as well as the availability of financing have been identified as key non-governmental constraints to housing production. Through a variety of efforts detailed in the Housing Element, the City will continue to work with public, private and non-profit partners to overcome these constraints.

## Housing Resources

Key resources in Newark to address Housing Needs include housing sites (see below), financial resources, administrative resources and non-profit resources. In addition to a robust inventory of sites available for housing development during the Housing Element planning period, the City is also implementing an ambitious affordable housing work plan which includes the provision of regular financial assistance to nonprofit sponsors of affordable housing through an annual funding “Notice of Funding Availability” (NOFA).

Leveraging the City’s affordable housing impact fee fund, the City will continue to deploy substantial financial resources to support affordable housing production during the planning period. In addition, the City will implement policies to streamline affordable housing approvals and continue to partner with developers of affordable housing as detailed in the following section, Housing Plan.

### Housing Plan

Newark has developed a comprehensive Plan with seven major goals to further affordable housing production and housing mobility, increase opportunity and protect residents from displacement. The accompanying policies and programs have an implementation timeline of immediate (0-3 years) mid-term, (3 to 5 years), long term (5-8 years), and ongoing programs. The city will track program progress through the identification of responsible departments and performance metrics through the 6th cycle.

The below summarizes each goal and major policy with implementing programs and quantified objectives detailed in the full Housing Element.



**CEDAR COMMUNITY  
APARTMENTS**

A partnership between the City of Newark, Alameda County, the Housing Authority of Alameda County, the State of California’s Homekey program, and the Corporation for Supportive Housing. All 124 units are for households who are extremely low-income, and who have experienced or are at risk of homelessness

## **GOAL H1: PRESERVE + IMPROVE EXISTING HOUSING**

POLICY H1: Leverage local funds to supplement county, state and federal funding to support the maintenance, rehabilitation and preservation of existing rental and ownership housing.

## **GOAL H2: FACILITATE THE DEVELOPMENT OF MORE HOMES FOR MORE PEOPLE**

POLICY H2.2: Create opportunities for new housing for moderate income households through zoning adjustments to promote missing middle housing types such as courtyard housing, duplex and small multifamily homes.

POLICY H2.3: Second Units. Recognize second units (also known as Accessory Dwelling Units (ADUs) and in-law apartments) as an important part of Newark's housing supply and continue to allow such units, subject to parking, ownership, and size standards that are consistent with State law. [ongoing]

POLICY H2.4: Promote and facilitate new affordable housing partnerships with various organizations with different housing needs that include but are not limited to the following:

- Community serving nonprofits
- Newark Unified School District
- Community college districts

POLICY H2.5: Work with community partners and property owners to revisit a community visioning plan for the Four Corners neighborhood/community commercial area.

POLICY H2.6: Support programs aimed at housing vulnerable and special needs populations. Monitor the need for housing for seniors across all income groups and for various levels of care, and support programs and incentives that encourage the development of a variety of age-friendly housing options.

POLICY H2.7: Develop and adopt a Universal Design Ordinance to ensure new construction is accessible to residents in all phases of life and regardless of their physical abilities.

POLICY H2.7: Update the existing Reasonable Accommodation requirements of the Zoning Ordinance.

POLICY H2.8: Support regional homeless initiatives and develop robust and equitable local responses to people experiencing homelessness.

POLICY H2.9: Increase housing for large households as stated in the Affordable Housing Work Plan.

POLICY H2.10: Evaluate annual housing production targets to ensure the city is meeting the RHNA goals.

### **GOAL H3: REDUCE AND REMOVE CONSTRAINTS TO AFFORDABLE HOUSING DEVELOPMENT**

POLICY H3.1: Allow by-Right Approval of Projects with 20 Percent Affordable Units on “Reused” Sites. Pursuant to AB 1397, amend the Zoning Ordinance to require by-right approval of housing development that includes 20 percent of the units as housing affordable to lower-income households, on sites being used to meet the 6th Cycle RHNA that represent “reuse sites” previously identified in the 4th and 5th Cycles Housing Element, and on sites that are subject to a text amendment to accommodate the lower-income RHNA.

POLICY H3.2: Increase certainty of entitlement procedures and accessibility to resource information for developers. Prepare a comprehensive set of guidelines and associated process diagram for all the City’s processes and fees related to residential development generally and affordable housing specifically.

POLICY H3.3: Ensure there is a sufficient supply of multifamily and single-family zoned land to meet the housing needs identified in the RHNA.

## **GOAL H4: HELP PEOPLE STAY IN THEIR HOMES AND COMMUNITIES**

POLICY H4.1: Develop programs that support homeowners and tenants to remain in their homes and communities with a focus on low and moderate income residents and BIPOC households.

POLICY H4.2: Preservation of unsubsidized affordable units. Work with nonprofit organizations that may acquire at-risk projects to extend the affordability of existing unsubsidized affordable housing for lower-income households.

POLICY H4.3: Sites Acquisition for affordable housing. The city will proactively work to identify opportunities for partnering with other local public sector agencies and private landowners to acquire sites for affordable housing, as well as to seek creative ways of partnering with developers to include affordable units in market-rate projects.

## **GOAL H5 : INCREASE ACCESS TO AFFORDABLE HOUSING**

POLICY H5.1: Continue to generate funding for affordable housing and seek additional funding opportunities as they arise.

POLICY H5.2: Bring home ownership within reach for Newark residents. Develop a Below Market Rate (BMR) homeownership program, and down payment assistance programs, with a focus on first time home buyers.

POLICY H5.3: Prioritize the use of City-owned property for affordable housing prior to other uses (if the sites are feasible and appropriate for housing), and prioritize housing for extremely low income households.

POLICY H5.4: Amend the existing Inclusionary Housing Ordinance to require on-site production of units rather than allowing the payment of an in-lieu or impact fee to support increased access to affordable housing opportunities across the city and in high opportunity areas.

POLICY H5.5: Develop an affordable notice of funding availability (NOFA) that will be released regularly to incentivize new developments consistent with the City's goals of increasing affordable housing opportunities for residents that are families, low income seniors, and residents with disabilities.

## GOAL H6: ENHANCE QUALITY OF LIFE | EQUITY AND ENVIRONMENTAL JUSTICE

POLICY H6.1: Identify the various existing and potential funding sources for infrastructure / public facility needs, including local, State, and Federal money.

POLICY H6.2: Urban Centers. Implement existing specific plans for NewPark Place and Old Town, creating locations in Newark which are more urban and pedestrian-oriented in character than they are today. These areas will be transformed over time into mixed-use centers with retail, office, civic, and higher density housing uses.

POLICY H6.3: Implement land use and transportation policies that encourages active transportation and transit oriented development.

POLICY H6.4: In partnership with local nonprofits and city departments, work to promote energy efficiency and wise water use in new and existing residential buildings in order to reduce energy costs, provide quality and resilient housing, improve building comfort, and reduce greenhouse gas emissions.

POLICY H6.5: Allow and encourage green building practices and energy efficient construction, such as Cross Laminated Timber buildings, solar installations, and electrification of buildings.

POLICY H6.6: Develop standards and requirements for municipal projects that can incorporate natural cooling techniques to reduce the urban heat island effect.

POLICY H6.7: Residential Development in the Flood Plain. Limit development within low-lying areas at high risk from flooding. Require any new residential development, including streets and other surface improvements, to be constructed above the 100-year flood elevation.



## GOAL H 7: FURTHER FAIR HOUSING THROUGHOUT NEWARK

POLICY H7.1: Improve awareness, access, and use of education, training, complaint investigation, and mediation services of the fair housing service provider, particularly in areas sensitive to displacement, low-income, racial/ethnic concentration, disability, or other fair housing considerations.

POLICY H7.2: Promote affirmative marketing in affordable housing programs to enable mobility among low-income residents and residents of color in areas of poverty and segregated neighborhoods.

POLICY H7.3: Address barriers to renting and increase tenant support. Low income households and people experiencing homelessness face obstacles that prevent them from accessing housing that is affordable to them.



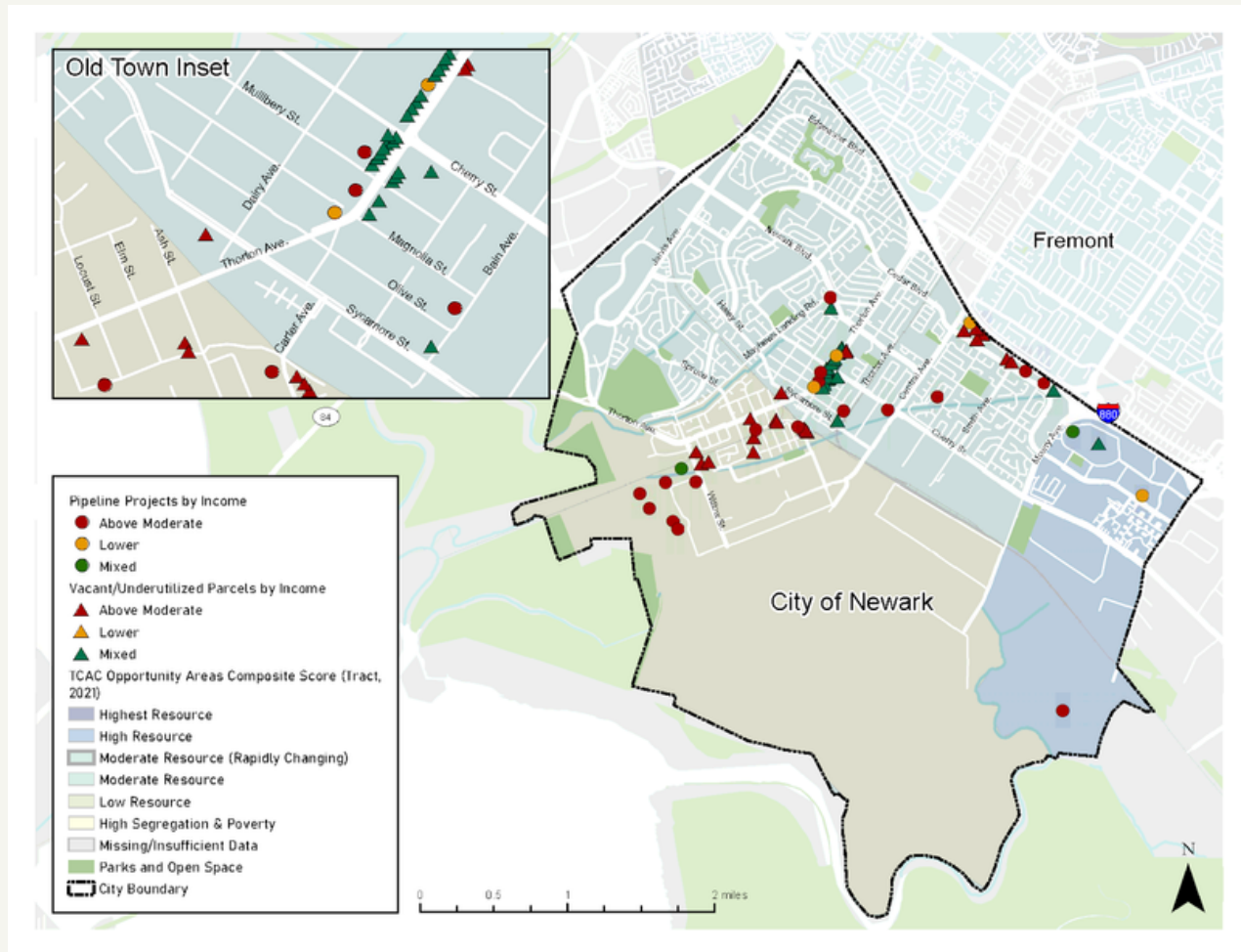


## Sites Inventory

The Housing Element is required to include an inventory of land suitable and available for residential development to meet the locality's regional housing needs by income. For the city of Newark, the Regional Housing Needs Allocation for the years 2023 to 2031 is 1,874 units in total. Appendix C provides a detailed analysis of sites identified for affordable and market rate housing. As shown in figure A on the following page, the Sites Inventory will accomplish the following major objectives.

- **Access to Opportunity:** The sites work to expand access to opportunity by siting 46 percent of affordable units in areas identified as high opportunity by the Tax Credit Allocation Committee.
- **Connecting Housing and Transit:** Priority Development areas plan to connect new housing with regional and local transportation options in existing and new walkable communities; 27 percent of new housing sites are located within two Priority Development Areas in Newark and 12 percent of these units are planned for very low- and low-income residents.
- **Neighborhood Revitalization:** Through the implementation of the Newpark Place Specific Plan, the former Newpark Mall will transform into a mixed-use neighborhood, with 1,200 new housing units, including new homes for low and moderate incomes. Pedestrian and bicycle infrastructure improvements will also be developed through a multiphased redevelopment. Similar revitalization efforts are reflected in the sites identified in Newark's other key specific plan areas in the Old Town area and Bayside Newark.

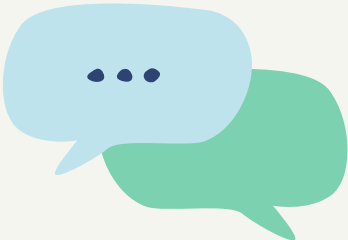
## Housing Sites by Income Level and Opportunity Score



Source: Adapted by B+D Planning, 2022. HCD AFFH Data Resources and Mapping Tool.

# Housing Element Update Timeline

## Community Engagement



**February 28 2023**

### Planning Commission Meeting

Overview of the Housing Element process and update

**March 22nd 2023**

### Community Workshop : Virtual

Join us for a virtual community meeting to learn more about the Housing Element update, and provide feedback on policies and programs

**April 1st 2023**

### Family Day in the Park

Stop by and learn more about the future of housing in Newark!

## Housing Element Document

**February 24th 2023**

### Draft Housing Element is available for 30 day public review

The public review period for the community to make comments on the Housing Element

**April 8th 2023**

### 90 Day Review by Housing and Community Development

The draft document is sent to Housing and Community Development for review

**June 2023**

### Gather Feedback & Apply Changes

Make changes to the draft in response to community comments

**June 2023**

### Housing Element Adoption Public Hearing

Adoption of Housing Element by City Council and Planning Commission



FOR MORE INFORMATION VISIT  
[newarkhousingupdate.org](http://newarkhousingupdate.org)