

Appendix A

Community Engagement Documentation

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As additional outreach is completed, materials will be added to Appendix A.

A. Emails to Housing Element Interest List

City of Fremont – Planning
Housing Element Team at Fremont Street Eats Event This Friday
Send Date 5/09/2022

As the City of Fremont moves forward with preparing an updated [2023-2031 Housing Element](#), City staff is continuing to seek community input to help guide the needs analysis and goals, policies, and program development included in the update.

Fremont Street Eats

The City's Housing Element Team will be at [Fremont Street Eats](#) this Friday, May 13 from 5:00 p.m. to 9:00 p.m. at the new Downtown Event Center & Plaza, located at 3500 Capitol Ave. in Fremont. Stop by their booth to chat with staff about the City's [Housing Element Update](#) and provide your feedback. The City's [Housing Division](#) staff will also be there to talk about affordable housing and promote their upcoming [Affordable Housing 101 webinar](#). Also, play the City's trivia game all about Fremont. Answer a trivia question correctly and win a prize!

For more information about the City's Housing Element Update, visit Fremont.gov/HousingElement. This webpage will continue to be updated with the latest information.

Thank you!
Planning Division
City of Fremont

City of Fremont – Planning
City Council Presentation on Housing Element Update
Send Date 4/13/2022

As the City of Fremont moves forward with preparing an updated [2023-2031 Housing Element](#), City staff is continuing to seek community input to help guide the needs analysis and goals, policies, and program development included in the update.

City Council Presentation

At last week's regularly scheduled City Council meeting, City staff provided the Council with a presentation about the Housing Element update. Staff explained the update process, answered questions, and collected feedback. A recording of the meeting and a copy of the presentation slides are available below.

- [April 5, 2022 City Council Meeting \(Housing Element Update presentation starts at 1:13:56\)](#)
- [Housing Element Update Presentation Slides](#)

Focus Groups

City staff is still looking for individuals to participate in upcoming focus groups to help inform the Housing Element update. If you are interested in participating in a focus group, please email the Housing Element project team at housingelement@fremont.gov. Please indicate if you have any general preferences on when you would be available to participate.

Office Hour Appointments

Staff is continuing to offer virtual office hour appointments for those who would like to chat with staff and share their thoughts and questions. Appointments are scheduled through Calendly, a free and easy-to-use appointment scheduling website. Visit the [scheduling site](#) to make your appointment or Fremont.gov/HousingElement for more information.

Webpage

For more information, visit Fremont.gov/HousingElement. This webpage will continue to be updated with the latest information.

Thank you!
Planning Division
City of Fremont

**City of Fremont – Planning
Housing Element Email Address
Send Date 3/28/2022**

The City recently received notification that some emails addressed to the housingelement@fremont.gov email account were not being delivered. It seems there was an issue with the City's email system, but it has now been resolved.

If you previously attempted to send an email to housingelement@fremont.gov, the City is asking that you please resend the message.

For more information about the City's Housing Element update, visit Fremont.gov/HousingElement.

Thank you!
Planning Division
City of Fremont

**City of Fremont – Planning
Fremont's Housing Element Update
Send Date 3/18/2022**

Fremont's 2023-2031 Housing Element: An Eight-Year Plan to Meet the Housing Needs of Everyone in the Community

The City of Fremont is currently preparing an update to the City's Housing Element. Under State law, all local governments in California are required to adequately plan to meet the housing needs of everyone in the community by adopting a Housing Element as part of their General Plan. State law also requires that local governments update their Housing Elements every eight years to periodically address the changing housing needs of their communities, establish action plans to meet those goals, and report on progress toward meeting those goals.

As the City moves forward with preparing an updated 2023-2031 Housing Element, City staff is seeking community input to help guide the needs analysis and goals, policies, and program development included in the update.

Upcoming Public Events

City staff will be making presentations on the Housing Element to City Boards and Commissions in March and April to provide information about the Housing Element update project, answer questions, and collect input.

Upcoming meetings include:

- Planning Commission – Thursday, March 24, 2022 @ 7:00 PM
- Senior Advisory Commission – Friday, March 25, 2022 @ 9:30 AM
- Youth Advisory Commission – Monday, April 4, 2022 @ 6:30 PM
- Fremont City Council – Tuesday, April 5, 2022 @ 7:00 PM

These meetings will be held via a Zoom Webinar. If you would like to attend a meeting, an agenda (which includes information on how to participate in the meeting) will be made available online at Fremont.gov/AgendaCenter at least three days before the meeting. If you have any questions about participating in a meeting, please email the Housing Element project team at housingelement@fremont.gov.

Additional public meetings and events will be announced as they are scheduled.

Looking for Focus Group Participants

City staff is looking for individuals to participate in upcoming focus groups to help inform the Housing Element update. Since housing is a matter of importance to everyone in the community, staff would like to ensure that all segments of the community are represented in the public process, including:

- Renters
- Individuals or households considered low-income
- Residents of affordable housing developments
- Individuals or households who have experienced homelessness
- Individuals or households with a disability
- Advocacy groups and organizations

If you are interested in participating in a focus group, please email the Housing Element project team at housingelement@fremont.gov. Please indicate if you have any general preferences on when you would be available to participate (e.g., time of day, day of the week, etc.)

Office Hour Appointments

Are you interested in having a conversation with the Housing Element project team to share your thoughts and questions? The team is continuing to offer virtual office hour appointments. Appointments are scheduled through Calendly, a free and easy-to-use appointment scheduling website. The team would love to chat with you! Visit the [scheduling site](#) to make your appointment or [Fremont.gov/HousingElement](https://www.fremont.gov/HousingElement) for more information.

Project Webpage

The City's Housing Element project webpage, [Fremont.gov/HousingElement](https://www.fremont.gov/HousingElement), is a resource for information. The webpage was recently updated with an introductory video which provides an overview of the process and what to expect. Subtitles are available in the following languages: Spanish, Simplified Chinese, Punjabi, and Persian. If other languages are needed, please select YouTube's Auto-Translate option or email the project team at housingelement@fremont.gov.

Thank you!
Planning Division
City of Fremont

City of Fremont – Planning Housing Element Update Send Date 1/26/2022

Fremont's Housing Element Update

Under California law, all cities are required to plan for the housing needs of their community by adopting a [Housing Element](#) as part of their General Plan. Cities are required to update their Housing Element every eight years to address changing housing needs and to plan for their fair share of anticipated regional housing demand. The City of Fremont is ready to start on a Housing Element update for 2023-2031.

Last month, the [Association of Bay Area Governments \(ABAG\)](#) adopted the [Final Regional Housing Needs Allocation \(RHNA\) Plan for the Bay Area](#). The plan distributes a share of the region's projected housing needs for 2023-2031 to local jurisdictions. Fremont's allocation has been finalized at 12,897 units. Under State law, the City is now responsible for updating the Housing Element by January 2023 to show where this housing can be built and the policies and strategies necessary to meet that target. Because of the growth potential already included in the [City's General Plan](#), staff feels that the City can accommodate the RHNA target without the need for rezoning. However, because the State must ultimately agree that the City has sufficient capacity, staff is preparing for several potential scenarios. As the City moves forward on the Housing Element update over the next several months, staff will continue to work with the State to ensure that their assessment of Fremont's existing housing development capacity aligns with the City's. If rezoning is required, staff estimates that the amount of rezoning required will be minimal compared to other Bay Area cities.

For more information, please visit [Fremont.gov/HousingElement](https://www.fremont.gov/HousingElement).

We will continue to provide updates by email.

Thank you!
Planning Division
City of Fremont

B. Development Digest Articles



Fremont Housing Element Update

Fremont's General Plan includes a Housing Element that identifies local housing needs and helps inform future housing decisions. Under State law, cities are required to update their Housing Element every eight years to show how they plan to meet the housing needs of current and future residents at all income levels.

The City is beginning work on a [Housing Element update](#), with a goal of completion in 2022. As a part of this update, known as the Regional Housing Need Allocation process (RHNA), the State identifies the estimated total housing need for the Bay Area from 2023-2031. The Association of Bay Area Governments (ABAG) then determines how to fairly distribute this need to local governments. ABAG recently approved draft allocations for the upcoming RHNA cycle, which includes 12,897 Fremont housing units.

The updated Housing Element will convey how the City plans to accommodate its portion of the region's housing need, while balancing community values and priorities.

For more information on the update process and how to stay informed, please visit the City's [Housing Element webpage](#).



Housing Element Update

The City is updating Fremont's [Housing Element for 2023-2031](#) to help meet the housing needs of everyone in the community. As the City moves forward, staff is seeking community input to help guide the goals, policies, and program development included in the update. Staff will be making presentations at upcoming public hearing meetings to provide information, answer questions, and collect input. Staff is also looking for individuals to participate in upcoming focus groups. To learn more about the Housing Element and how to participate and provide feedback, visit the [Housing Element webpage](#). This webpage also includes a new introductory video that provides an overview of the update process and what to expect.

Housing Element Update



Housing Element Update

Under California law, all cities are required to plan for the housing needs of their community by adopting a Housing Element as part of their General Plan. Cities are required to update their Housing Element every eight years to address changing housing needs and to plan for their fair share of anticipated regional housing demand. The City is ready to start on a Housing Element update for 2023-2031.

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For more information and to stay updated on the process, visit [Fremont.gov/HousingElement](https://www.fremont.gov/HousingElement).

C. Fremont Connection Articles



Fremont Housing Element Update

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Fremont Housing Element Update 2023-2031

The City is currently working on a Housing Element update for 2023-2031 that will show how Fremont can accommodate its state-assigned housing allocation (tentatively 12,897 housing units) and strategize how to address housing-related issues such as affordability and equity. Under California law, all cities are required to plan for the housing needs of their community by adopting a Housing Element as part of their General Plan. Cities are required to update their Housing Element every eight years to address changing housing needs and to plan for their fair share of anticipated regional housing demand. To learn more about Fremont's Housing Element update and how you can engage with the City, please visit our [website](#).

[Learn More](#)



Housing Element Update

Under California law, all cities are required to plan for the housing needs of their community by adopting a Housing Element as part of their General Plan. Cities are required to update their Housing Element every eight years to address changing housing needs and to plan for their fair share of anticipated regional housing demand. The City of Fremont is ready to start on a Housing Element update for 2023-2031.

[Learn More](#)



HOUSING ELEMENT UPDATE

*To help meet the housing needs of everyone
in the community*

Fremont Seeking Community Input for Housing Element Update

The City is updating Fremont's Housing Element for 2023-2031 to help meet the housing needs of everyone in the community. As the City moves forward, we're seeking community input to help guide the goals, policies, and program development included in the update. City staff will be making presentations at upcoming public hearing meetings to provide information, answer questions, and collect input. We're also looking for individuals to participate in upcoming focus groups. To learn more about the Housing Element and how you can participate and provide feedback, visit the [Housing Element webpage](#). This webpage also includes a new introductory video that provides an overview of the update process and what to expect.

Learn More



Catch up on April 5 Council Meeting

Did you miss this week's April 5 City Council meeting? Catch up on the [meeting agenda](#) and [webcast](#) for updates on the following items:

- City of Fremont Redistricting Process 2021 - Fifth Public Hearing on City of Fremont Redistricting Process 2021 (hearing started at 7:15 pm)
- Housing Element Update: 2023-2031 Housing Element Presentation
- Public Art for Warm Springs Plaza Site in the Warm Springs Innovation District

The next Fremont City Council Meeting will be held on Tuesday, April 12, 2022.

[Watch Meeting](#)

D. City Newsletter Articles

Our Community



Council Approves City Priorities for 2021

At the City Council retreat held in January 2021, the Council identified four top priority areas on which to focus City resources in 2021. Those priority areas include 1) Budget, financial health, increase the tax base, 2) Continue response to COVID-19, 3) Continue to address homelessness, and 4) Neighborhood improvement.

During the Council retreat, norms and protocols between the Councilmembers and executive staff were also developed to maintain a strong dynamic of Council-staff teamwork. The City contracted with Management Partners to facilitate the one-day virtual discussion and prepare the 2021 Council Retreat report.

While the Council has continued to prioritize addressing homelessness, and neighborhood improvement in recent years, this year's discussion focused heavily on the COVID-19 Pandemic with an emphasis of providing support to residents and businesses who have been affected. The Council's priorities will be incorporated into the upcoming budget process and staff work plan.

To read the full-length City Council Retreat report, visit www.Fremont.gov/CouncilRetreatReport.

Other recent priorities adopted by the City Council include the 2021 Legislative Guiding Principles and Priorities. These represent a framework for organizing the City's legislative interests at the regional, State, and federal level and form the foundation of the City's advocacy. For more information visit www.Fremont.gov/LegislativePriorities.

Housing Element Update

Fremont's General Plan includes a Housing Element that identifies local housing needs and helps inform future housing decisions. Under State law, cities are required to update their Housing Element every eight years to show how they plan to meet the housing needs of current and future residents at all income levels. The City is beginning work on a Housing Element update, with a goal of completion in 2022.

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Animal Services

AnimalServices@fremont.gov
510-790-6630

Building and Safety

bldg_sfty@fremont.gov
510-494-4400

City Attorney

attyoffice@fremont.gov
510-284-4030

City Clerk

cclerk@fremont.gov
510-284-4060

City Manager

cof@fremont.gov
510-284-4000

Code Enforcement

code_enf@fremont.gov
510-494-4430

Economic Development

econddev@fremont.gov
510-284-4020

Engineering

eng@fremont.gov
510-494-4700

Environmental Services

environment@fremont.gov
510-494-4570

Finance

finance@fremont.gov
510-494-4610

Fire Department

fire@fremont.gov
510-494-4200

GIS

gis@fremont.gov
510-494-4800

Housing

housing@fremont.gov
510-494-4500

Human Resources

jobs@fremont.gov
510-494-4660

Human Services

hs@fremont.gov
510-574-2050

Maintenance Services

maint@fremont.gov
510-979-5700

Planning

planning@fremont.gov
510-494-4440

Police Department

police@fremont.gov
510-790-6800

Recreation Services

RegeRec@fremont.gov
510-494-4300

Transportation

Engineering@fremont.gov
traffic@fremont.gov
510-494-4745

Our Community



Affordable Housing Ordinance Update

The City is in the process of updating Fremont's Affordable Housing Ordinance to address the need for affordable housing related to market-rate housing production and to foster an adequate supply of housing in Fremont for residents at all economic levels. To inform this process, City staff has commissioned a Nexus Study and a Financial Feasibility Study, held meetings with public stakeholders, and received direction from the Fremont City Council on next steps. Staff has made revisions and is now in the process of receiving additional feedback from stakeholders and the City's Planning Commission. The goal is to bring the draft ordinance to the City Council for consideration and adoption in September 2021. For more information, please visit www.Fremont.gov/AffordableHousingOrdinance.

Safe Parking in Fremont Moves Forward

The City is pursuing a multi-pronged Safe Parking Strategy to better meet the needs of residents living in their vehicles. The first strategy aims to facilitate private organizations, such as religious facilities and community nonprofits, providing temporary overnight parking within their existing parking lots.

The Fremont City Council recently adopted an ordinance to allow for these safe parking host sites. The ordinance creates a City permitting process by which community organizations can apply to provide safe parking at their property. The ordinance contains specific standards that all safe parking host sites must follow to ensure



participants receive adequate services and sites have minimal impact on neighbors.

City staff is also moving forward with developing a program to support organizations in becoming safe parking host sites through assisting with the provision of temporary facilities, site coordination, and social services. Staff will be finalizing information about this program, including procedures for screening and intake of participants, and returning to the City Council for their input later this summer.

For more information about the City's Safe Parking Strategy, please visit www.Fremont.gov/SafeParking.

Housing Element Update

Under California law, all cities are required to plan for the housing needs of their community by adopting a Housing Element as part of their General Plan. Cities are required to update their Housing Element every eight years to address changing housing needs and to plan for their fair share of anticipated regional housing demand. The City is currently working on a Housing Element update for 2023-2031. The update will show how Fremont can accommodate its assigned allocation (tentatively 12,897 housing units) and will include strategies to address housing-related issues such as affordability and equity. To learn more about the Housing Element update and how you can engage with the City on this topic, please visit www.Fremont.gov/HousingElement.



New Affordable Housing

Did you know there is more affordable housing planned for Fremont? The new developments will bring approximately 790 new affordable rental units to Fremont for low-income households.

The income limits for these affordable housing developments vary based on area median income (AMI) figures released by the Department of Housing & Urban Development. For the latest figures, visit www.Fremont.gov/AreaMedianIncome.

Anyone interested in receiving information when units become available can sign up for the City's Interest List at www.Fremont.gov/AffordableHousingInterest.

Affordable Housing	Type of Units	Developer/Sponsor	Anticipated Completion Date
Osgood North 41875 and 41829 Osgood Rd.	112 rental units near future Irvington BART Station	The Pacific Companies and Maracor Development	Fall 2023
34320 Fremont Family Apartments 34320 Fremont Blvd.	54 rental units in North Fremont	Allied Housing	Winter 2023
Bell Street Gardens 4101 Mowry Ave. and 38871 and 38853 Bell St.	126 rental units in Central Fremont	Resource for Community Development	Spring 2024
Osgood South Apartments 41911 Osgood Rd.	100 rental units near future Irvington BART Station	The Pacific Companies and Maracor Development	Early 2025
3900 Thornton Affordable Housing 3900 Thornton Ave.	128 rental units in Centerville District	Resource for Community Development	Winter 2025
Affordable Housing on Osgood 41965 and 42021 Osgood Rd.	Up to 271 rental units near future Irvington BART Station	MidPen Housing	Fall 2026



Housing Element Update

Under California law, all cities are required to plan for the housing needs of their community by adopting a Housing Element as part of their General Plan. Cities are required to update their Housing Element every eight years to address changing housing needs and to plan for their fair share of anticipated regional housing demand. Fremont has begun drafting a Housing Element update for 2023-2031.

In December 2021, the Association of Bay Area Governments (ABAG) adopted the Final Regional Housing Needs Allocation (RHNA) Plan for the

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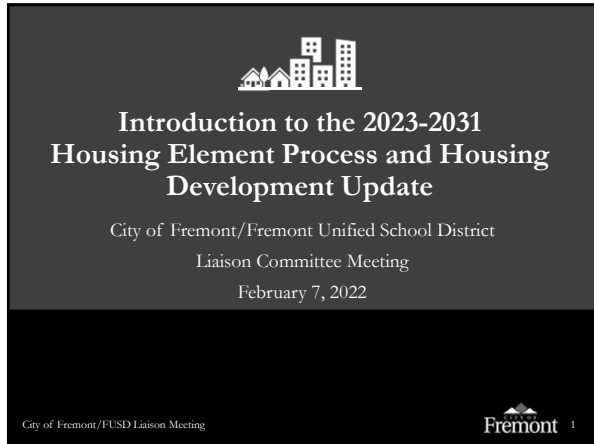
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For more information, visit www.Fremont.gov/HousingElement.

E. Presentations to Boards and Commissions

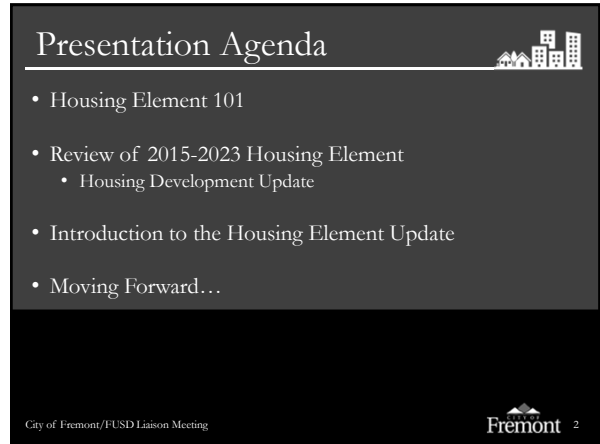
Presentation to the FUSD/City Council Liaison Committee





**Introduction to the 2023-2031
Housing Element Process and Housing
Development Update**
 City of Fremont/Fremont Unified School District
 Liaison Committee Meeting
 February 7, 2022


City of Fremont/FUSD Liaison Meeting 

1

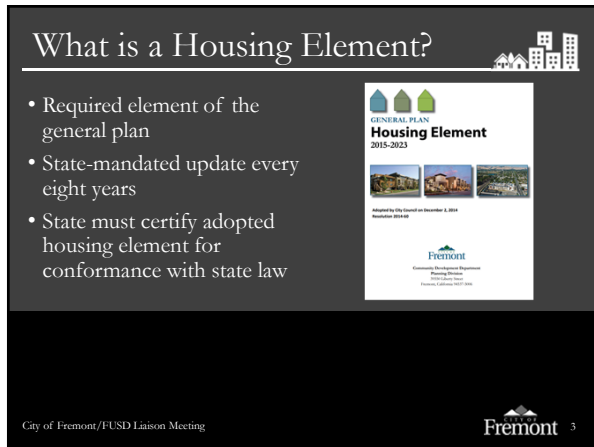




Presentation Agenda

- Housing Element 101
- Review of 2015-2023 Housing Element
 - Housing Development Update
- Introduction to the Housing Element Update
- Moving Forward...

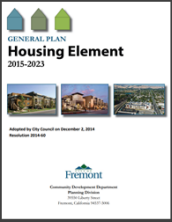
City of Fremont/FUSD Liaison Meeting 


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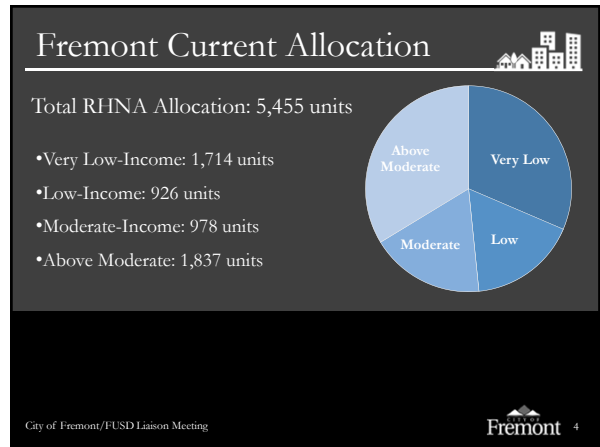

What is a Housing Element?


- Required element of the general plan
- State-mandated update every eight years
- State must certify adopted housing element for conformance with state law



City of Fremont/FUSD Liaison Meeting 

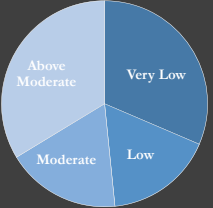
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Fremont Current Allocation

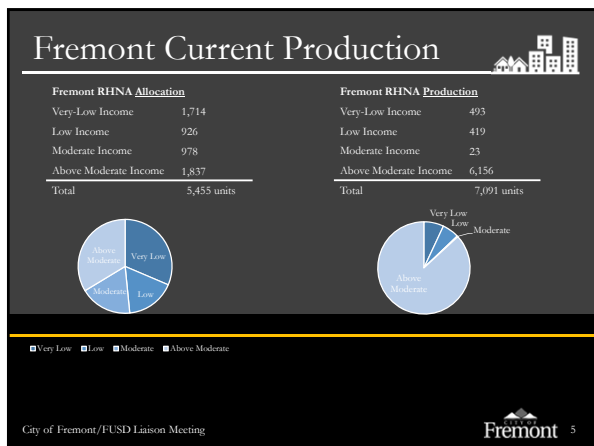
Total RHNA Allocation: 5,455 units


- Very Low-Income: 1,714 units
- Low-Income: 926 units
- Moderate-Income: 978 units
- Above Moderate: 1,837 units




City of Fremont/FUSD Liaison Meeting 

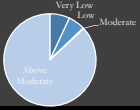
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Fremont Current Production

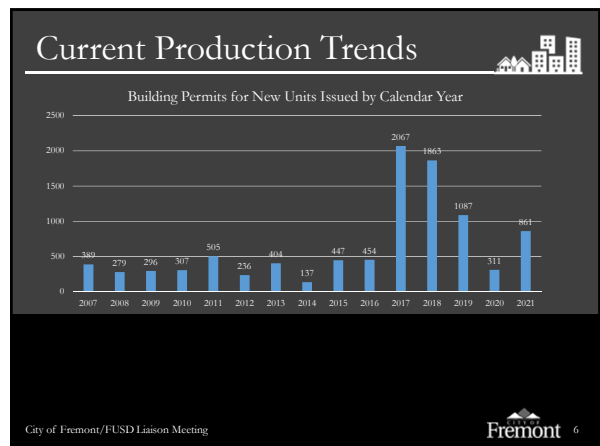
Fremont RHNA Allocation		Fremont RHNA Production	
Very-Low Income	1,714	Very-Low Income	493
Low Income	926	Low Income	419
Moderate Income	978	Moderate Income	23
Above Moderate Income	1,837	Above Moderate Income	6,156
Total	5,455 units	Total	7,091 units






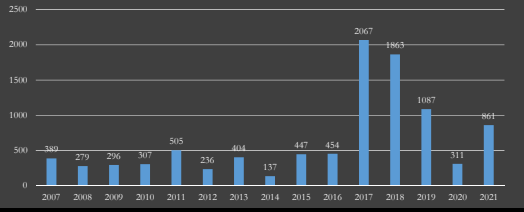
City of Fremont/FUSD Liaison Meeting 


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Current Production Trends

Building Permits for New Units Issued by Calendar Year



City of Fremont/FUSD Liaison Meeting 

6

Presentation to the FUSD/City Council Liaison Committee

Determining "Fair Share"

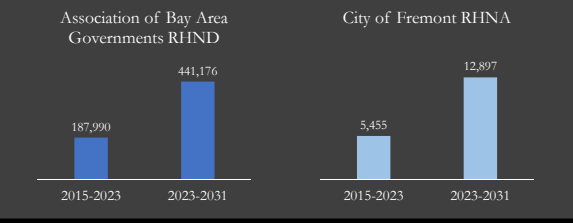
- Must plan for "fair share" of regional housing needs

- 1 State issues Regional Housing Needs Determination (RHND) **441,176**
- 2 ABAG assigns allocations to local jurisdictions, including Fremont **12,897**
- 3 Jurisdictions must plan to accommodate their regional housing needs allocation (RHNA) through the Housing Element update process


City of Fremont/FUSD Liaison Meeting  7

7

2023-2031 Allocations



Entity	2015-2023	2023-2031
Association of Bay Area Governments RHND	187,990	441,176
City of Fremont RHNA	5,455	12,897

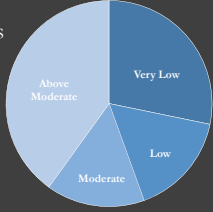
City of Fremont/FUSD Liaison Meeting  8


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Fremont New Allocation

Total RHNA Allocation: 12,897 units

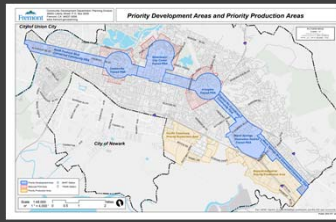
- Very Low-Income: 3,640 units
- Low-Income: 2,096 units
- Moderate-Income: 1,996 units
- Above Moderate: 5,165 units




City of Fremont/FUSD Liaison Meeting  9

9

Current Capacity



Existing General Plan and zoning likely have sufficient capacity to accommodate RHNA, mostly in Priority Development Areas (PDAs) near transit


City of Fremont/FUSD Liaison Meeting  10

10

Housing Element Components

Six state-mandated housing element components:

- 1 Evaluation of previous housing element
- 2 Analysis of community housing needs
- 3 Inventory of land zoned for housing


City of Fremont/FUSD Liaison Meeting  11

11

Housing Element Components

Six state-mandated housing element components:

- 4 Analysis of potential constraints
- 5 Assessment of fair housing
- 6 Goals, policies, and programs

City of Fremont/FUSD Liaison Meeting  12

12

Presentation to the FUSD/City Council Liaison Committee

Public Participation

www.Fremont.gov/HousingElement



- Sign-up for email updates
- Schedule a meeting with the project team
- Community meetings to be announced in Spring 2022

City of Fremont/FUSD Liaison Meeting  13

13

Upcoming Council Meetings


March 15 Review of 2021 Annual Progress Report

April 2022 Review of key policy components:

- Site inventory
- Goals, policies, and implementation programs

June 2022 Complete draft Housing Element

2023-2031 Housing Element must be adopted by January 31, 2023

City of Fremont/FUSD Liaison Meeting  14

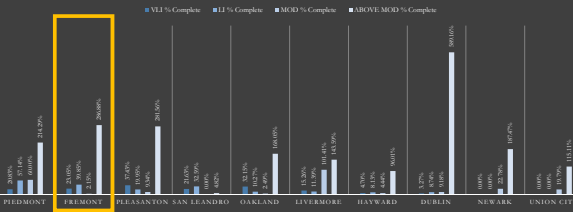
14

Questions?


City of Fremont/FUSD Liaison Meeting  15

15

Production in Alameda County



City	Completion Percentage
Piedmont	11.24%
Fremont	26.06%
Pleasanton	10.00%
San Leandro	10.00%
Oakland	10.00%
Livermore	10.00%
Hayward	10.00%
Dublin	10.00%
Newark	10.00%
Union City	10.00%

City of Fremont/FUSD Liaison Meeting  16

16

Major Projects in 2020

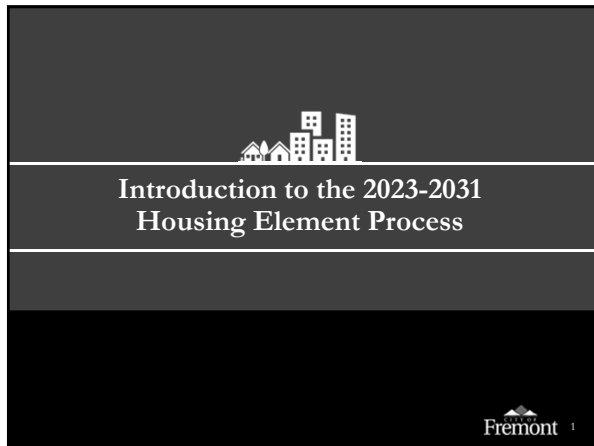


Project Name	Number of Building Permits
City Center Apartments	1
City Center Lofts	1
City Center Townhomes	1
City Center Condos	1
City Center Mixed-Use	1
City Center Office	1
City Center Retail	1
City Center Hotel	1
City Center Parking	1
City Center Greenhouse	1
City Center Landscaping	1
City Center Security	1
City Center Maintenance	1
City Center Utilities	1
City Center Waste Management	1
City Center Water Treatment	1
City Center Sewer Treatment	1
City Center Stormwater Management	1
City Center Air Quality	1
City Center Noise Abatement	1
City Center Traffic Management	1
City Center Public Safety	1
City Center Cultural Resources	1
City Center Historical Resources	1
City Center Archaeological Resources	1
City Center Paleontological Resources	1
City Center Biological Resources	1
City Center Geological Resources	1
City Center Seismicity	1
City Center Hazardous Materials	1
City Center Radioactive Materials	1
City Center Air Pollution	1
City Center Noise	1
City Center Vibration	1
City Center Electromagnetic Interference	1
City Center Radio Frequency Interference	1
City Center Cultural Resources	1
City Center Historical Resources	1
City Center Archaeological Resources	1
City Center Paleontological Resources	1
City Center Biological Resources	1
City Center Geological Resources	1
City Center Seismicity	1
City Center Hazardous Materials	1
City Center Radioactive Materials	1
City Center Air Pollution	1
City Center Noise	1
City Center Vibration	1
City Center Electromagnetic Interference	1
City Center Radio Frequency Interference	1

City of Fremont/FUSD Liaison Meeting  17

17

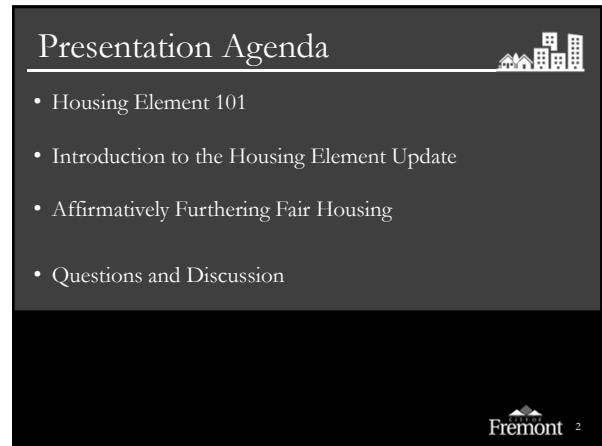
Presentation to the Human Relations Commission



Introduction to the 2023-2031 Housing Element Process

Fremont 1

1

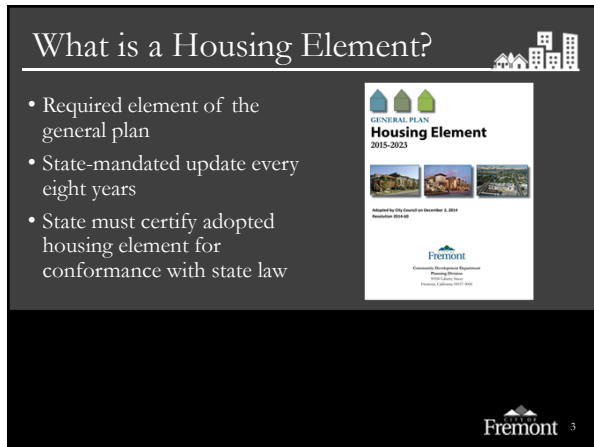


Presentation Agenda

- Housing Element 101
- Introduction to the Housing Element Update
- Affirmatively Furthering Fair Housing
- Questions and Discussion

Fremont 2

2

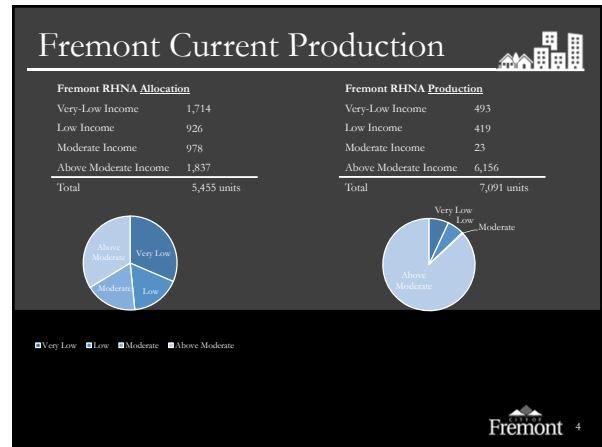


What is a Housing Element?

- Required element of the general plan
- State-mandated update every eight years
- State must certify adopted housing element for conformance with state law

Fremont 3

3

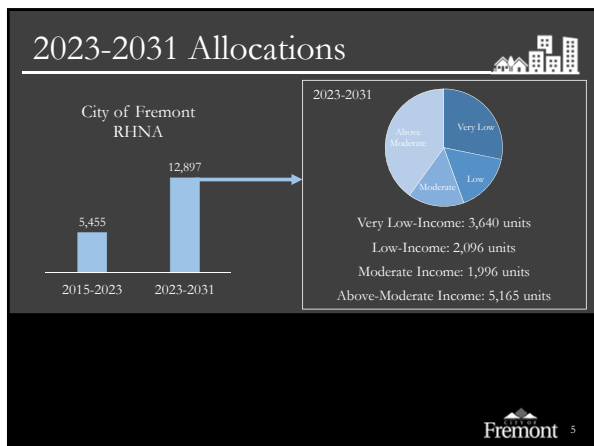


Fremont Current Production

Fremont RHNA Allocation		Fremont RHNA Production	
Very-Low Income	1,714	Very-Low Income	493
Low Income	926	Low Income	419
Moderate Income	978	Moderate Income	23
Above Moderate Income	1,837	Above Moderate Income	6,156
Total	5,455 units	Total	7,091 units

Fremont 4

4



2023-2031 Allocations

City of Fremont RHNA

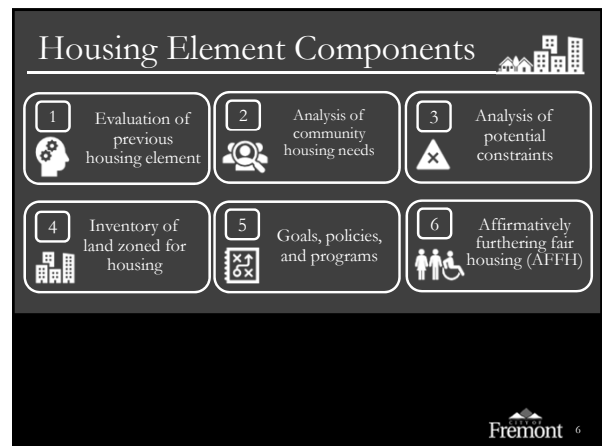
Period	Total Units
2015-2023	5,455
2023-2031	12,897

2023-2031 Breakdown:

- Very Low-Income: 3,640 units
- Low-Income: 2,096 units
- Moderate Income: 1,996 units
- Above-Moderate Income: 5,165 units

Fremont 5

5



Housing Element Components

- 1 Evaluation of previous housing element
- 2 Analysis of community housing needs
- 3 Analysis of potential constraints
- 4 Inventory of land zoned for housing
- 5 Goals, policies, and programs
- 6 Affirmatively furthering fair housing (AFFH)

Fremont 6

6

Presentation to the Human Relations Commission

Housing Element Components

- 1 Evaluation of previous housing element
- 2 Analysis of community housing needs
- 3 Analysis of potential constraints
- 4 Inventory of land zoned for housing
- 5 Goals, policies, and programs
- 6 Affirmatively furthering fair housing (AFFH)

Fremont 7

7

Steps to AFFH

- 1 Identify patterns and trends in access to opportunity and disproportionate housing needs
- 2 Identify significant contributing factors to fair housing choice
- 3 Establish strategic policies and actions to further fair housing

Fremont 8

8

Regional Patterns

Access to Opportunity

- High Potential
- High Potential
- High Potential
- High Potential
- High Potential
- High Potential
- High Potential
- High Potential

Racial Diversity

- Predominantly Asian Tracts
- Predominantly White Tracts
- Predominantly Hispanic Tracts

Fremont 9

9

Internal Patterns

Percent of Low-Moderate Income Population

- 75% - 100%
- 50% - 75%
- 25% - 50%
- < 25%

Fremont 10

10

Location of Housing Capacity

Priority Development Areas and Priority Production Areas

City of Fremont

City of Newark

Fremont 11

11

Disproportionate Housing Need

- Homelessness
- Cost burden
- Overcrowding
- Substandard housing

City of Fremont
2019 EveryOne Counts
Homeless Point-in-Time Count & Survey

Age: 45% 18-24, 22% 25-34, 14% 35-44, 11% 45-54, 6% 55-64, 2% 65+

Gender: 63% Male, 33% Female, 1% Other

Homelessness: 38% Homeless, 62% Not Homeless

Age at First Episode of Homelessness: 8% 18-24, 15% 25-34, 36% 35-44, 3% 45-54, 33% 55+

Not Interested in Housing: 3%

Sheltering Conditions: 34%

Fremont 12

12

Presentation to the Human Relations Commission

Public Participation

www.Fremont.gov/HousingElement



- Upcoming presentations at City boards and commissions in Spring 2022
- Complete draft to share with public by June 2022

Fremont 13

13

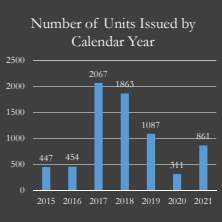
Questions and Discussion

Fremont 14


14

Current Production Trends

Number of Units Issued by Calendar Year



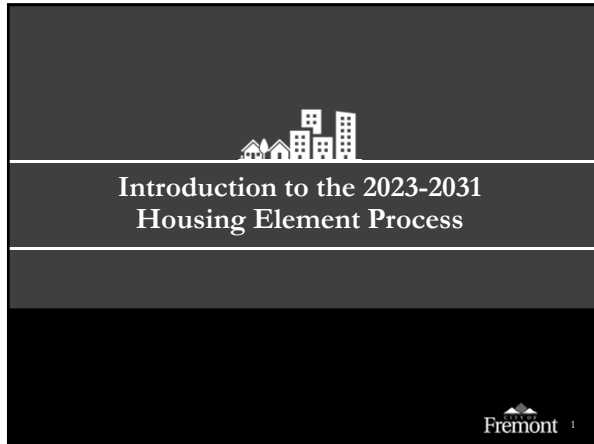
Year	Number of Units Issued
2015	447
2016	454
2017	2067
2018	1863
2019	1087
2020	311
2021	861



Fremont 15

15

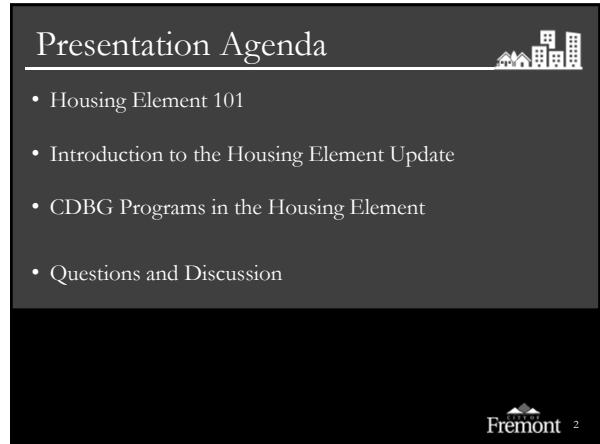
Presentation to the Citizen's Advisory Committee



Introduction to the 2023-2031 Housing Element Process

Fremont 1

1

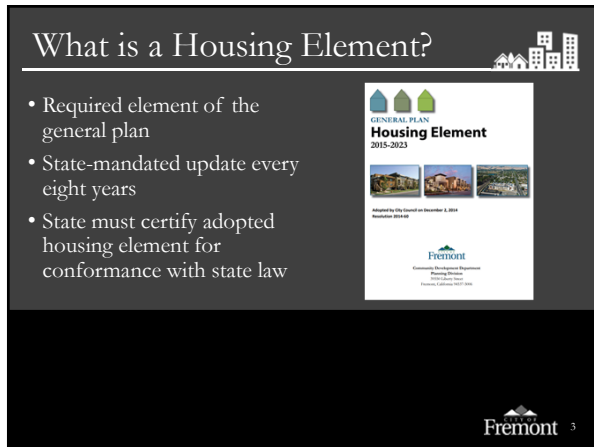


Presentation Agenda

- Housing Element 101
- Introduction to the Housing Element Update
- CDBG Programs in the Housing Element
- Questions and Discussion

Fremont 2

2

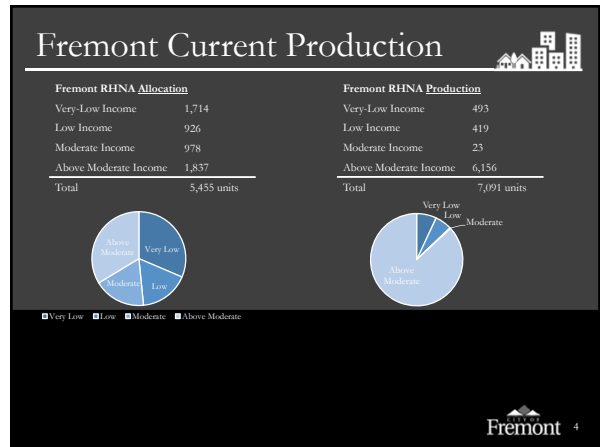


What is a Housing Element?

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Fremont 3

3

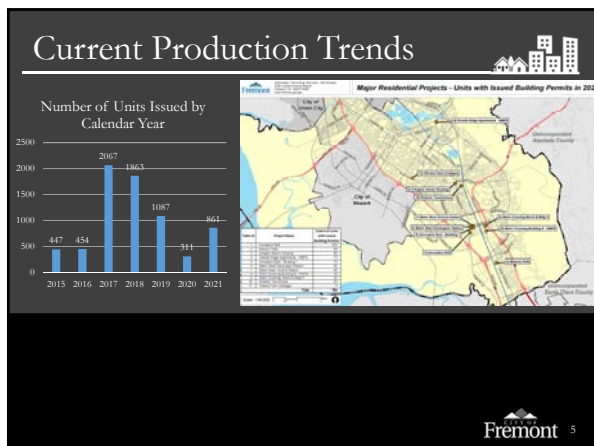


Fremont Current Production

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Fremont 4

4



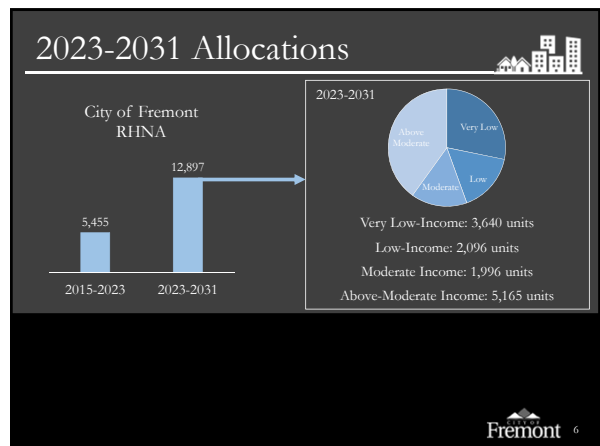
Current Production Trends

Number of Units Issued by Calendar Year

Year	Units Issued
2015	447
2016	454
2017	2167
2018	1863
2019	1187
2020	311
2021	864

Fremont 5

5



2023-2031 Allocations

City of Fremont RHNA

Period	Total Units
2015-2023	5,455
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2023-2031 Allocation Breakdown:

- Very Low-Income: 3,640 units
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Fremont 6

6

Presentation to the Citizen's Advisory Committee

Housing Element Components

- 1 Evaluation of previous housing element
- 2 Analysis of community housing needs
- 3 Analysis of potential constraints
- 4 Affirmatively furthering fair housing (AFFH)
- 5 Inventory of land zoned for housing
- 6 Goals, policies, and programs

Fremont 7

7

Housing Element Components

- 1 Evaluation of previous housing element
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- 4 Affirmatively furthering fair housing (AFFH)
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- 6 Goals, policies, and programs

Fremont 8

8

Minor Home Repair Grants

Program 1.01-A: Neighborhood Home Improvement Program

Minor Home Repair Grants/Loans Issued Annually

Year	Grants	Loans
2015	28	1
2016	18	1
2017	8	1
2018	8	1
2019	18	1
2020	8	1

Program 4.02-B: Accessibility Improvements to Existing Housing

Minor Home Repair Grants Issued for Accessibility Annually

Year	Grants	Loans
2015	7	1
2016	1	1
2017	3	1
2018	3	1
2019	7	1
2020	7	1

Fremont 9

9

Housing Element Programs

Program 3.01-D: Maximize Existing Funding Resources
Goal: Utilize full amount of CDBG funds.

Program 6.01-A: Funding for Non-Profit Social Service Providers.
Goal: Support ongoing operations.

Fremont 10

10

Public Participation

www.Fremont.gov/HousingElement

- Upcoming presentations at City boards and commissions in Spring 2022
- Complete draft to share with public by June 2022

Fremont 11

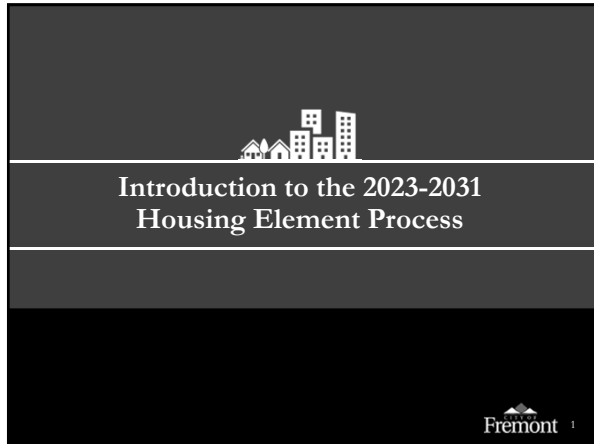
11

Questions and Discussion

Fremont 12

12

Presentation to the Planning Commission



Introduction to the 2023-2031 Housing Element Process

Fremont

1

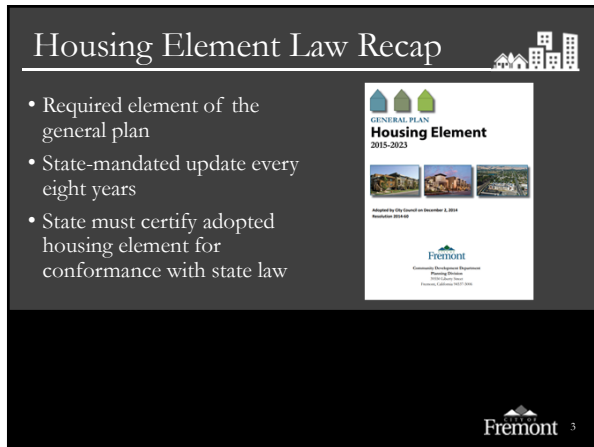


Presentation Agenda

- 2015-2023 Housing Element Recap
- 2023-2031 RHNA Allocation
- Key Components of 2023-2031 Housing Element
- Moving Forward...

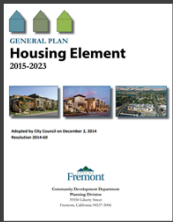
Fremont

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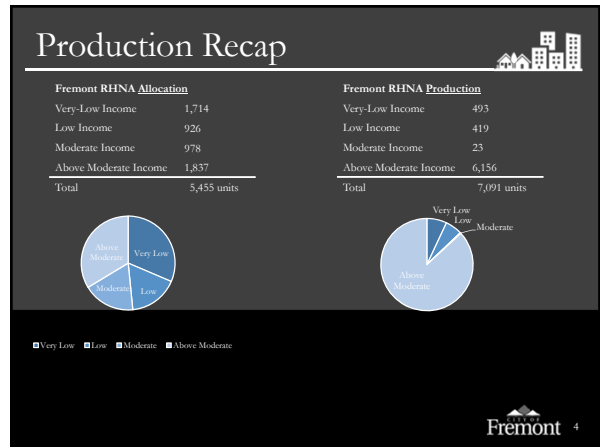
Housing Element Law Recap

- Required element of the general plan
- State-mandated update every eight years
- State must certify adopted housing element for conformance with state law




Fremont

3



Production Recap

Fremont RHNA Allocation		Fremont RHNA Production	
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Low Income	926	Low Income	419
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Total	5,455 units	Total	7,091 units



Fremont

4



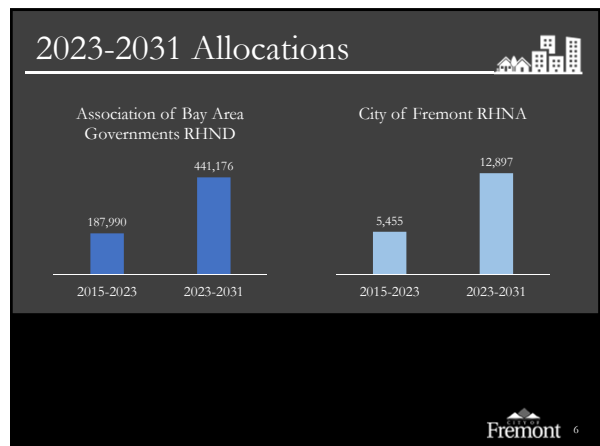
Determining "Fair Share"

- Must plan for "fair share" of regional housing needs

- 1 State issues Regional Housing Needs Determination (RHND) 441,176
- 2 ABAG assigns allocations to local jurisdictions, including Fremont 12,897
- 3 Jurisdictions must plan to accommodate their regional housing needs allocation (RHNA) through the Housing Element update process

Fremont

5



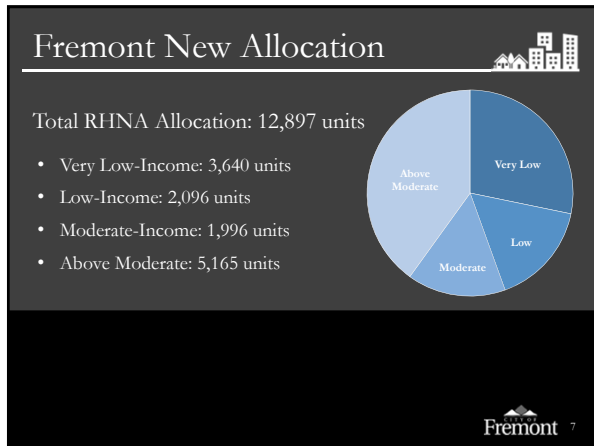
2023-2031 Allocations

Entity	2015-2023	2023-2031
Association of Bay Area Governments RHND	187,990	441,176
City of Fremont RHNA	5,455	12,897

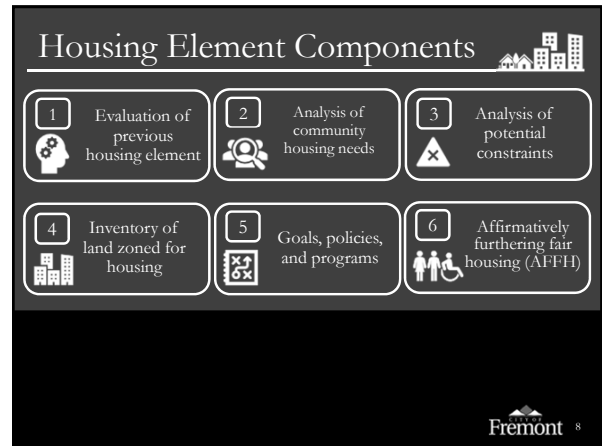
Fremont

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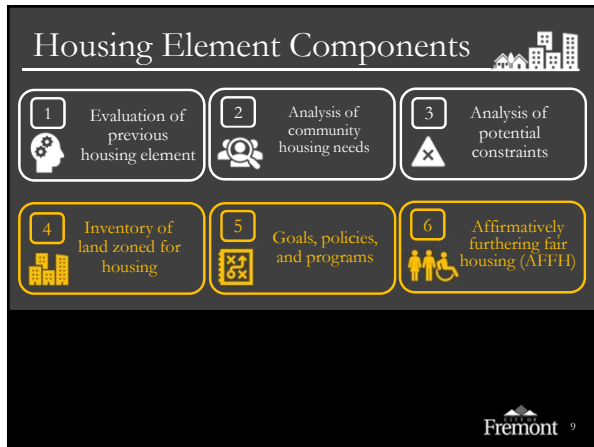
Presentation to the Planning Commission



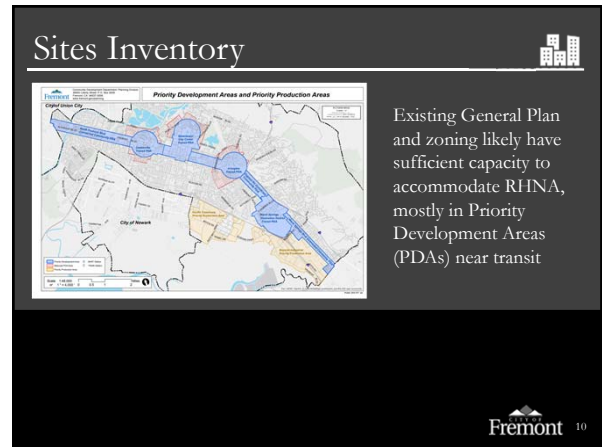
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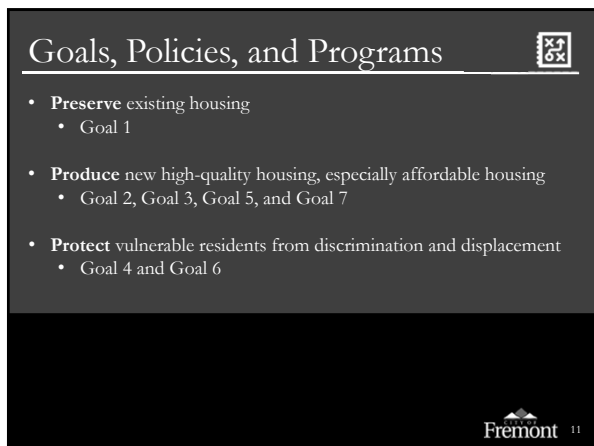
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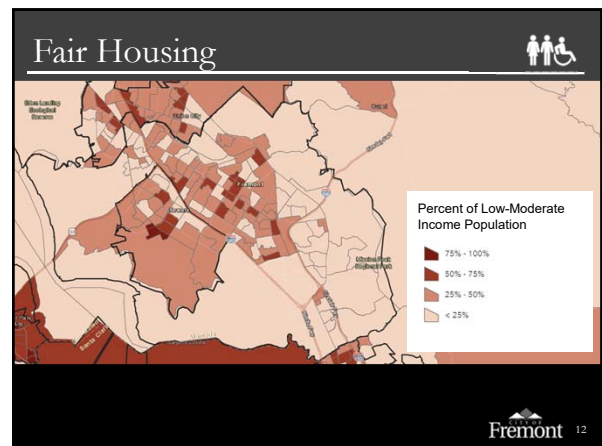
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10



11



12

Presentation to the Planning Commission

Public Participation

www.Fremont.gov/HousingElement



- Upcoming presentations at City boards and commissions in Spring 2022
- Complete draft to share with public by June 2022



13


Upcoming Schedule

April 5, 2022 City Council review of key policy components:

- Affirmatively furthering fair housing
- Site inventory
- Goals, policies, and programs

June 2022 Return to Planning Commission with complete draft Housing Element

2023-2031 Housing Element must be adopted by January 31, 2023



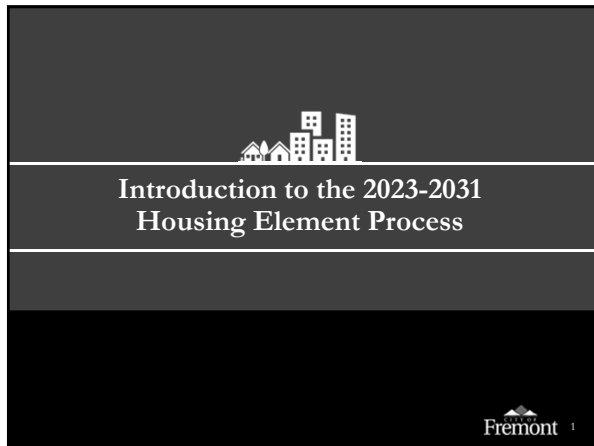
14

Questions and Discussion



15

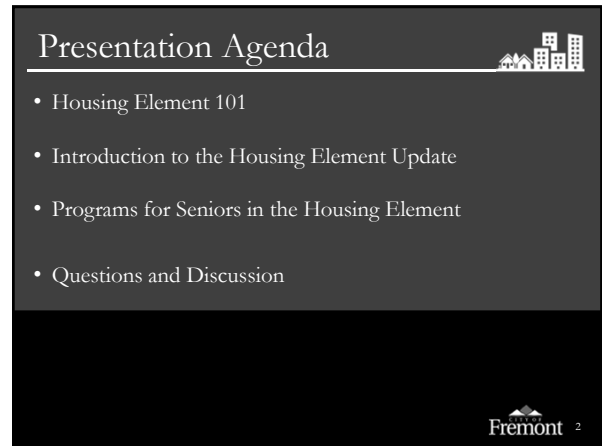
Presentation to the Senior Citizens' Commission



Introduction to the 2023-2031 Housing Element Process

Fremont 1

1

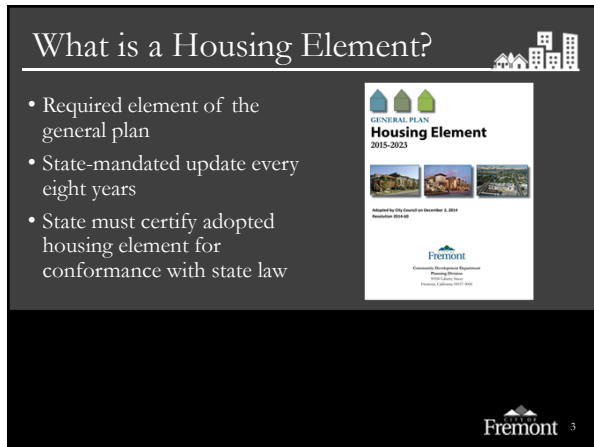


Presentation Agenda

- Housing Element 101
- Introduction to the Housing Element Update
- Programs for Seniors in the Housing Element
- Questions and Discussion

Fremont 2

2

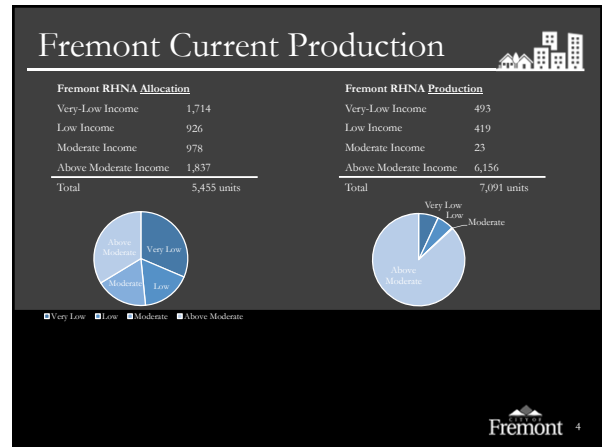


What is a Housing Element?

- Required element of the general plan
- State-mandated update every eight years
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Fremont 3

3

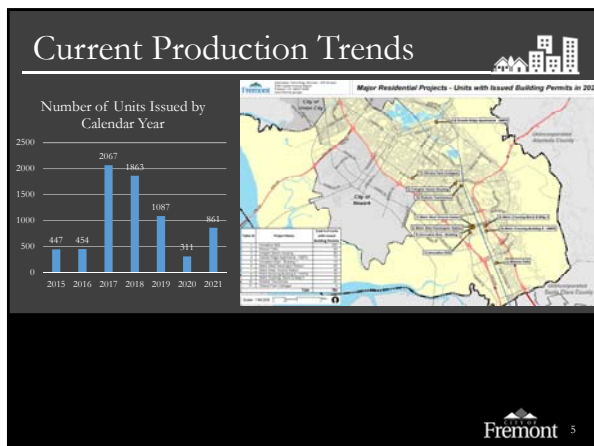


Fremont Current Production

Fremont RHNA Allocation		Fremont RHNA Production	
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Fremont 4

4



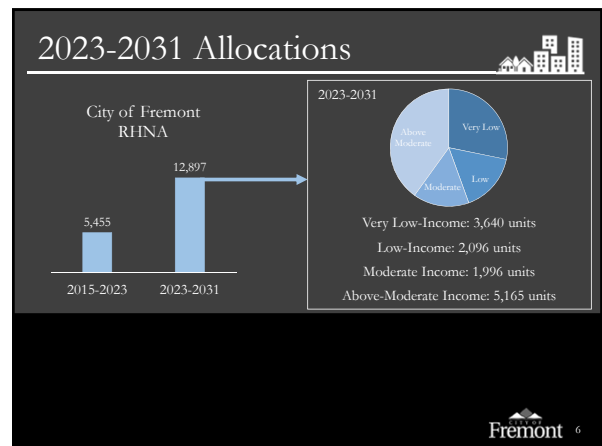
Current Production Trends

Number of Units Issued by Calendar Year

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2021	864

Fremont 5

5



2023-2031 Allocations

City of Fremont RHNA

Period	Total Units
2015-2023	5,455
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2023-2031 Breakdown:

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Fremont 6

6

Presentation to the Senior Citizens' Commission

Housing Element Components

- 1 Evaluation of previous housing element
- 2 Analysis of community housing needs
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Fremont 7

7

Housing Element Components

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- 6 Goals, policies, and programs

Fremont 8

8

Senior Housing

Program 6.02-A: Encourage Location of Case Management and Other Supportive Services in Affordable Housing Developments and Housing for Seniors.

Pauline Weaver Senior Apartments Completed 2019

Irvington Senior Housing Under construction

Fremont 9

9

Accessibility Improvements

Program 2.01-C: Continue to Implement Universal Design Ordinance

Program 4.02-B: Accessibility Improvements to Existing Housing

Minor Home Repair Grants Issued for Accessibility Annually

Year	Grants Issued
2015	7
2016	1
2017	3
2018	3
2019	6
2020	6
2021	6

Fremont 10

10

Accessory Dwelling Units

Program 3.03-B: Continue to Encourage Development of Accessory Dwelling Units

ADU Permits Issued and Finaled, 2018-2021

Year	ADU Permits Issued	ADU Permits Finaled
2018	34	15
2019	65	38
2020	50	33
2021	77	30

Fremont 11

11

Public Participation

www.Fremont.gov/HousingElement

- Upcoming presentations at City boards and commissions in Spring 2022
- Complete draft to share with public by June 2022

Fremont 12

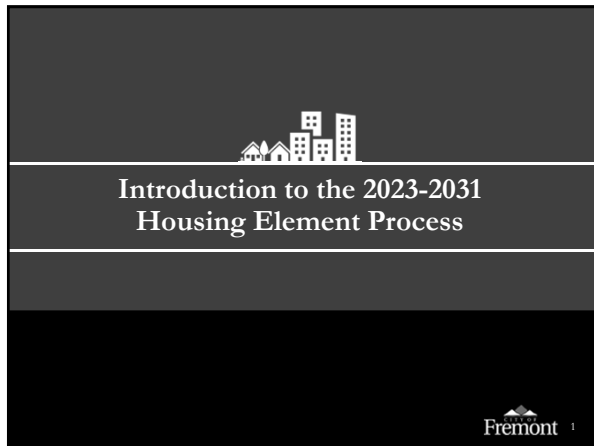
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Presentation to the Senior Citizens' Commission



13

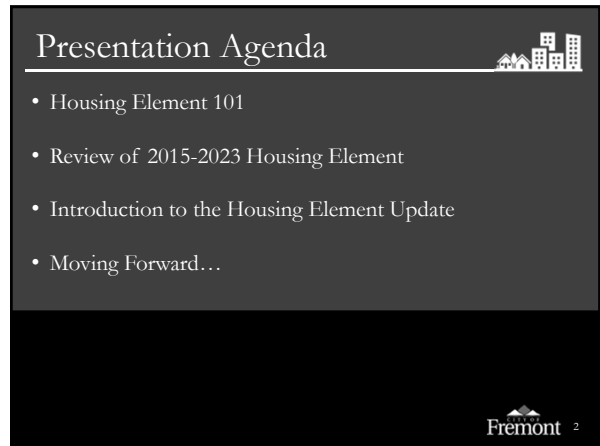
Presentation to the Youth Advisory Commission



Introduction to the 2023-2031 Housing Element Process

Fremont 1

1

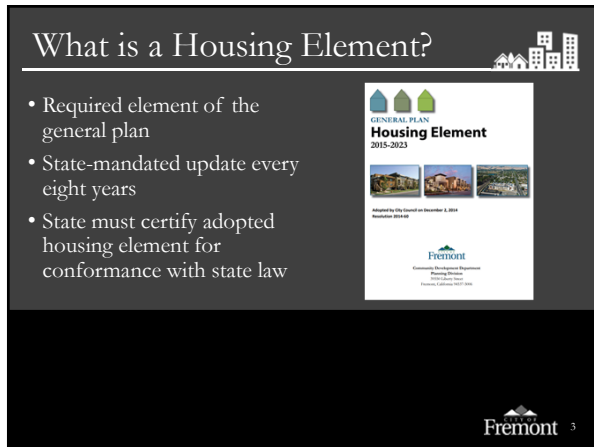


Presentation Agenda

- Housing Element 101
- Review of 2015-2023 Housing Element
- Introduction to the Housing Element Update
- Moving Forward...

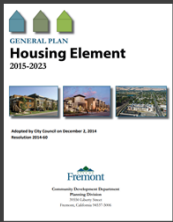
Fremont 2

2



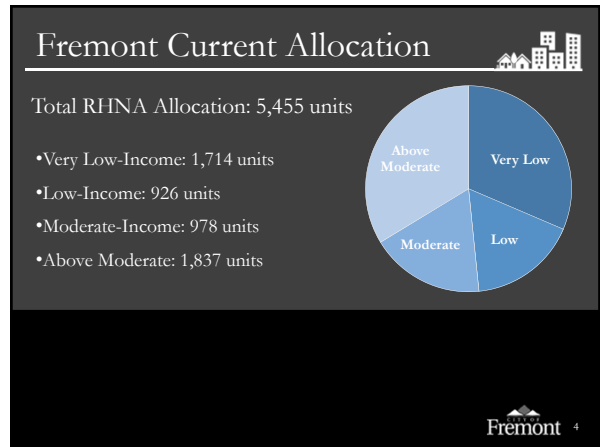
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Fremont 3

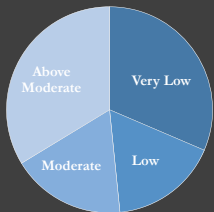
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Fremont Current Allocation

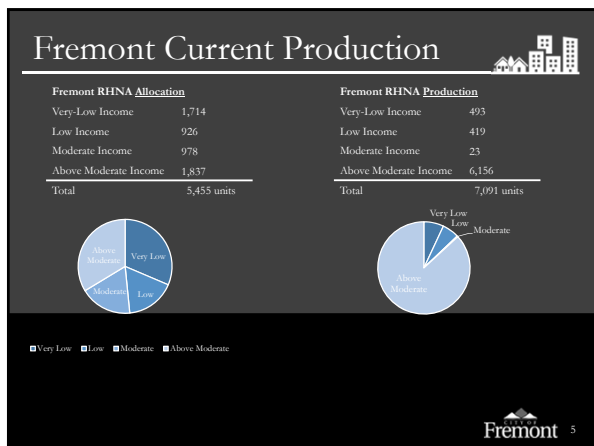
Total RHNA Allocation: 5,455 units

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Fremont 4

4



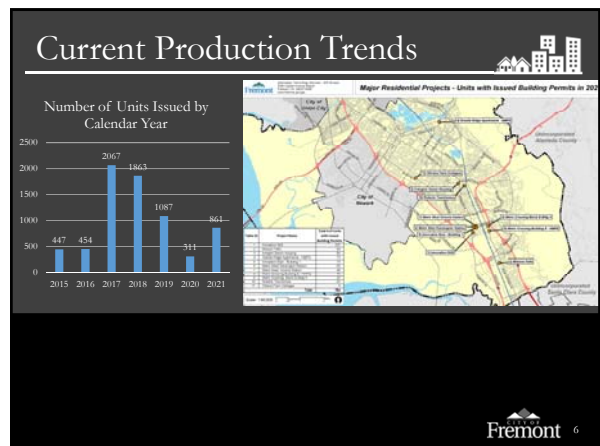
Fremont Current Production

Fremont RHNA Allocation		Fremont RHNA Production	
Very-Low Income	1,714	Very-Low Income	493
Low Income	926	Low Income	419
Moderate Income	978	Moderate Income	23
Above Moderate Income	1,837	Above Moderate Income	6,156
Total	5,455 units	Total	7,091 units



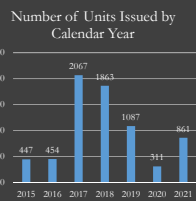
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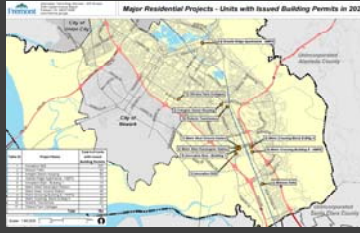


Current Production Trends

Number of Units Issued by Calendar Year



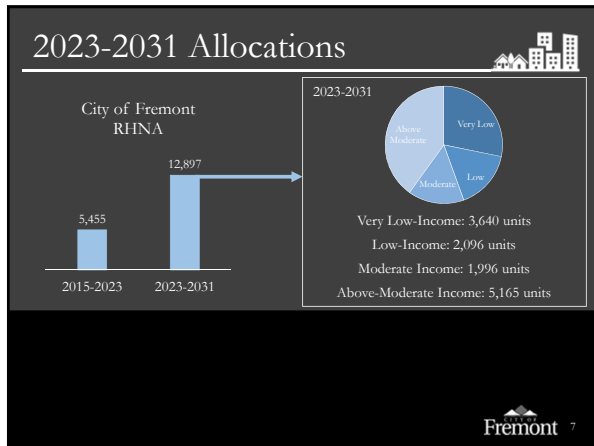
Year	Units Issued
2015	447
2016	454
2017	2067
2018	1863
2019	1087
2020	311
2021	861



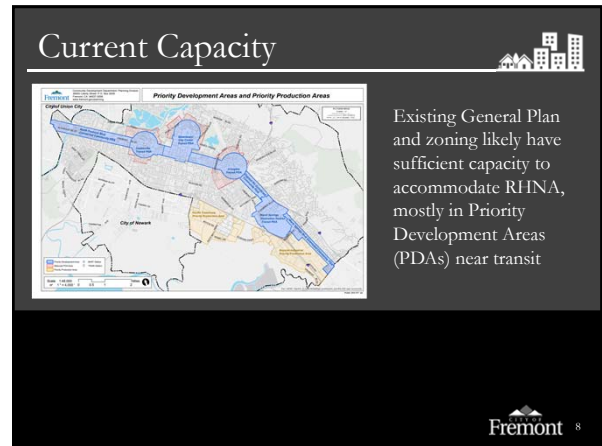
Fremont 6

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Presentation to the Youth Advisory Commission



7



8

Housing Element Components

Six state-mandated housing element components:

- 1 Evaluation of previous housing element
- 2 Analysis of community housing needs
- 3 Inventory of land zoned for housing

Fremont 9

9

Housing Element Components

Six state-mandated housing element components:

- 4 Analysis of potential constraints
- 5 Assessment of fair housing
- 6 Goals, policies, and programs

Fremont 10

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Public Participation

www.Fremont.gov/HousingElement

- Upcoming presentations at City boards and commissions in Spring 2022
- Complete draft to share with public by June 2022

Fremont 11


11

Questions and Discussion

Fremont 12

12

Presentation to the City Council




2023-2031 Housing Element Update:
An Eight Year Plan to Meet the Housing Needs of
Everyone in the Community





1

Presentation Purpose



- Review the individual components of the Housing Element
- Increase understanding of the City's housing needs and constraints to facilitate feedback on appropriate policy responses

2

Presentation Agenda




- Housing Element overview
- Key components of 2023-2031 Housing Element
- What we've heard so far
- Moving forward...
- Feedback and questions






3

Housing Element Overview




- Required element of the general plan
- State-mandated update every eight years
- State must certify adopted housing element for conformance with state law





4

Housing Element Components




1 Evaluation of previous housing element	2 Analysis of community housing needs	3 Analysis of potential constraints
4 Inventory of land zoned for housing	5 Goals, policies, and programs	6 Affirmatively furthering fair housing (AFFH)

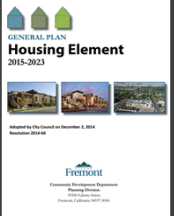



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1 Review Previous Cycle

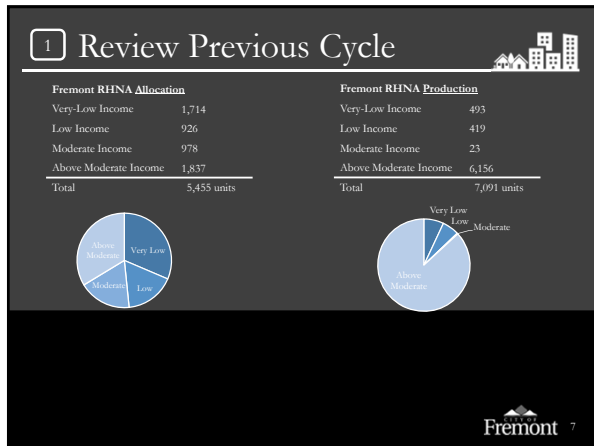


- A review of the actions and approaches in the previous Housing Element
- What actions have been successful / unsuccessful?
- Ensures past accomplishments and lessons learned are reflected in future policy

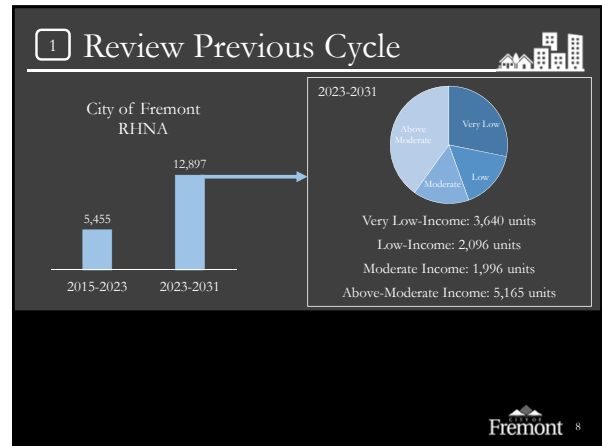



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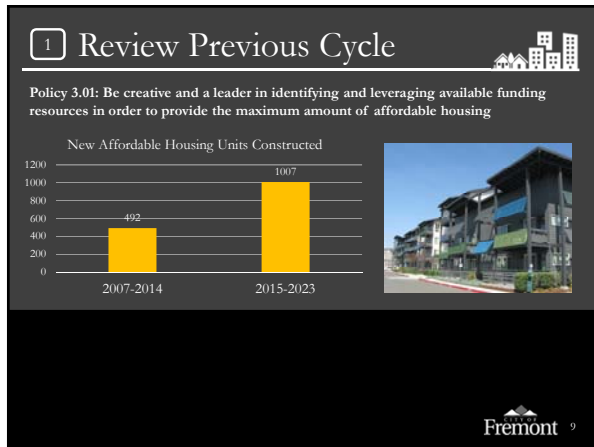
Presentation to the City Council



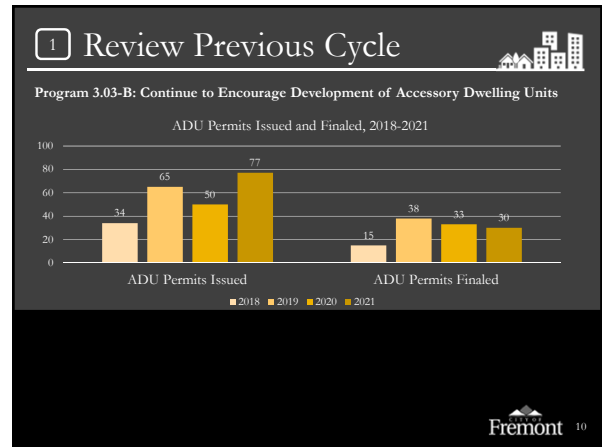
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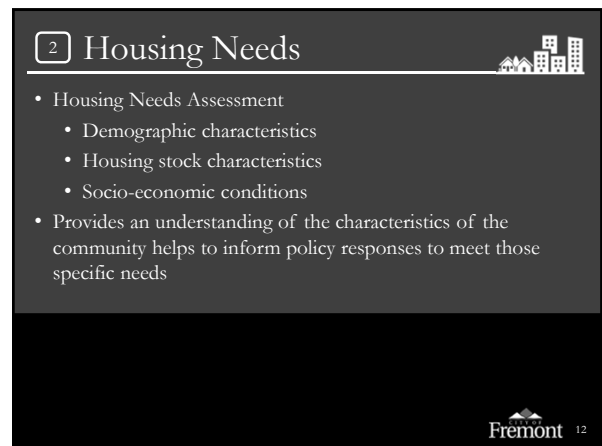
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12

Presentation to the City Council

2 Housing Needs

A growing community in a growing region

- Bay Area population growth, 2000-2020: 14.8%.
- Fremont population growth, 2000-2020: 15.1%.
- Plan Bay Area 2050 Regional Growth Forecast: +2 million people by 2050

Population Growth Trends, 1990-2020

Geography	1990	1995	2000	2005	2010	2015	2020
Fremont	173339	184956	203413	209507	214689	228474	234201
Alameda County	1276702	1344157	1442939	1499763	1510271	1633208	1670834
Bay Area	6020147	6387961	6784348	7077912	7306278	7506484	7706330

Fremont 13

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2 Housing Needs

Job growth

- Number of jobs located in Fremont since 2010: +33,790 (39.0%).
- Fremont jobs-household ratio:
 - 2002: 1.36 jobs per household
 - 2018: 1.64 jobs per household
- Plan Bay Area 2050 Regional Growth Forecast: +1 million jobs by 2050

Jobs in Fremont, 2002-2018

Fremont 14

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2 Housing Needs

Increasing cost of housing

- Fremont home values 2001-2019: +171.8% (\$434,160 to \$1,180,200).
- Fremont median rents, 2009-2019: +64.0%, (\$1,550 to \$2,210/month).

Fremont Median Contract Rents, 2009-2019

Fremont 15

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2 Housing Needs

Cost burden and overcrowding

Cost burden by income level

Income Level	Households	% of Income Used for Housing	% of Income Used for Housing (2019)
0-30% of all	6,980	68.2%	72.4%
31%-50% of all	8,200	42.7%	29.3%
51%-80% of all	4,311	21.5%	15.9%
81%-100% of all	2,000	7.6%	5.1%
Greater than 100% of all	48,762	19.1%	13.1%

Overcrowding by tenure

Overcrowding by income level

Fremont 16

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2 Housing Needs

An aging population

- Fremont median age in 2000: 33.6 years
- Fremont median age in 2019: 38 years

Population by Age, 2000-2019

Fremont 17

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2 Housing Needs

Housing Tenure by Age

- Householders aged 25-44: 58.6% renters
- Householders aged 65+: 21.5% renters

Housing Tenure by Age

Fremont 18

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Presentation to the City Council

2 Housing Needs

Population by Race, 2000-2019

Race / Ethnic Group	2000 (%)	2013 (%)	2019 (%)
White, Non-Hispanic	42.3%	38.9%	38.9%
Black, Non-Hispanic	14.1%	17.9%	17.9%
Hispanic or Latino	12.9%	12.9%	12.9%
Asian	12.9%	12.9%	12.9%
Other	8.9%	8.9%	8.9%

Overcrowding by Race

Race / Ethnic Group	Percentage
Black, Non-Hispanic	20.1%
White, Non-Hispanic	12.9%
Hispanic or Latino	12.9%
Asian	12.9%
Other	8.9%

Cost Burden by Race

Race / Ethnic Group	Percentage
Black, Non-Hispanic	74.4%
White, Non-Hispanic	60.4%
Hispanic or Latino	60.4%
Asian	60.4%
Other	60.4%

Fremont 19

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2 Housing Needs

Special Needs Households

- Fremont residents with a disability of any kind: 7%.
- Fremont households with five or more people: 11.1%.
- Female-headed families: 8.0%
- Housing needs for extremely low income households: 2023-2031 estimated to be 1,820-2,177 units

Fremont 20

20

2 Housing Needs

A high resourced community

- Residents in “high” and “very high” resource areas have access to jobs, quality education, a healthy environment, and other factors that promote positive critical life outcomes

Fremont 21

21

2 Housing Needs

Housing Stock Characteristics

Housing Units by Year Structure Built

Period Built	Units
Built 1920 or Earlier	~10,000
Built 1920 To 1939	~15,000
Built 1940 To 1959	~45,000
Built 1960 To 1979	~40,000
Built 1980 To 1999	~10,000
Built 2000 or Later	~5,000

Housing Type Trends

Building Type	2000	2019
Single Family Detached	~10,000	~40,000
Single Family Attached	~5,000	~10,000
Multi-Family Attached	~5,000	~10,000
Multi-Family Detached	~5,000	~10,000
Mobile Homes	~5,000	~10,000

Fremont 22

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3 Potential Constraints

- Constraints Analysis
 - Governmental Constraints
 - Non-Governmental Constraints
- Serves as a basis for developing policy responses to mitigate constraints to housing

Fremont 23

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3 Potential Constraints

Governmental Constraints

- Development regulations (parking, FAR, mixed-use standards, height, density ranges, etc.)
 - Need to refine objective standards
 - Need to implement state housing laws
- Environmental constraints (fault zones, historic resources, etc.)
- Processes and procedures
- Fees and exactions

Fremont 24

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Presentation to the City Council

3 Potential Constraints

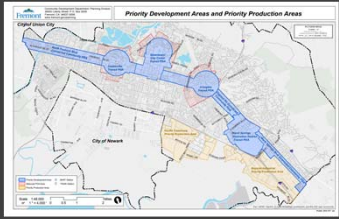
Non-Governmental Constraints

- Land costs
- Development costs
- Community concerns regarding housing




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4 Sites Inventory



Existing General Plan and zoning likely have sufficient capacity to accommodate RHNA, mostly in Priority Development Areas (PDAs) near transit



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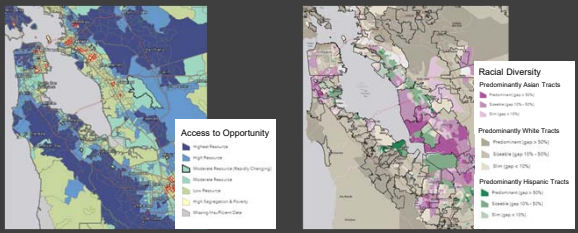
5 Goals, Policies, Programs

- **Preserve** existing housing
 - Goal 1
- **Produce** new high-quality housing, especially affordable housing
 - Goal 2, Goal 3, Goal 5, and Goal 7
- **Protect** vulnerable residents from discrimination and displacement
 - Goal 4 and Goal 6



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6 AFFH – Regional Patterns




Access to Opportunity

- High Resource
- Moderate Resource
- Low Resource
- High Opportunity in Transit
- High Opportunity in Schools
- High Opportunity in Parks

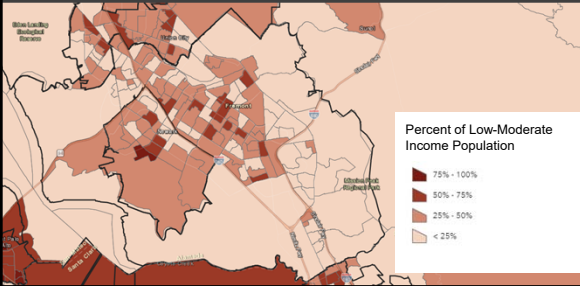
Racial Diversity

- **Predominantly Asian Tracts**
 - Predominant (60% - 80%)
 - Moderate (40% - 60%)
 - Minor (20% - 40%)
- **Predominantly White Tracts**
 - Predominant (60% - 80%)
 - Moderate (40% - 60%)
 - Minor (20% - 40%)
- **Predominantly Hispanic Tracts**
 - Predominant (60% - 80%)
 - Moderate (40% - 60%)
 - Minor (20% - 40%)




28

6 AFFH – Local Patterns



Percent of Low-Moderate Income Population


- 75% - 100%
- 50% - 75%
- 25% - 50%
- < 25%



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Housing Element Components

- 1 Evaluation of previous housing element
- 2 Analysis of community housing needs
- 3 Analysis of potential constraints
- 4 Inventory of land zoned for housing
- 5 Goals, policies, and programs
- 6 Affirmatively furthering fair housing (AFFH)



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Presentation to the City Council

Boards/Commissions Feedback

Previous Presentations:

- Planning Commission
- Senior Citizen Commission
- Youth Advisory Commission
- Citizen's Advisory Committee
- Human Relations Commission

Upcoming Presentations:

- Recreation Commission



Fremont 31

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Next Steps

www.Fremont.gov/HousingElement



- Ongoing office hours
- Upcoming community listening sessions
- Complete draft to share with public by June 2022

Fremont 32

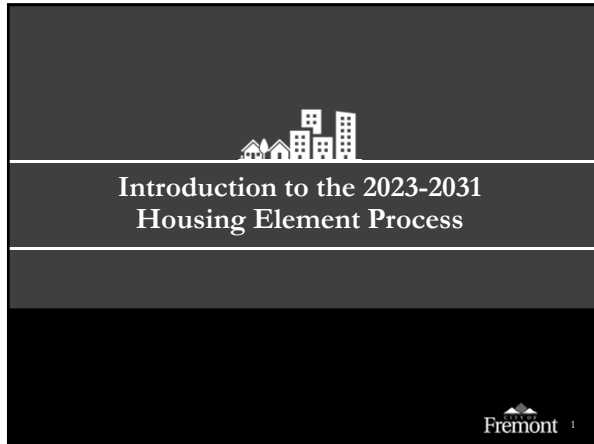
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Questions and Discussion

Fremont 33

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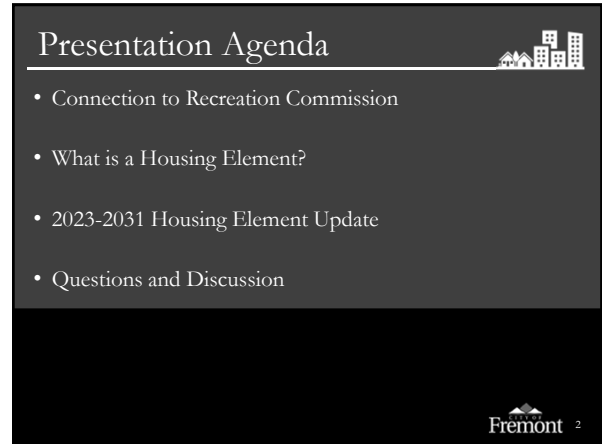
Presentation to the Recreation Commission



Introduction to the 2023-2031 Housing Element Process

Fremont 1

1



Presentation Agenda

- Connection to Recreation Commission
- What is a Housing Element?
- 2023-2031 Housing Element Update
- Questions and Discussion

Fremont 2

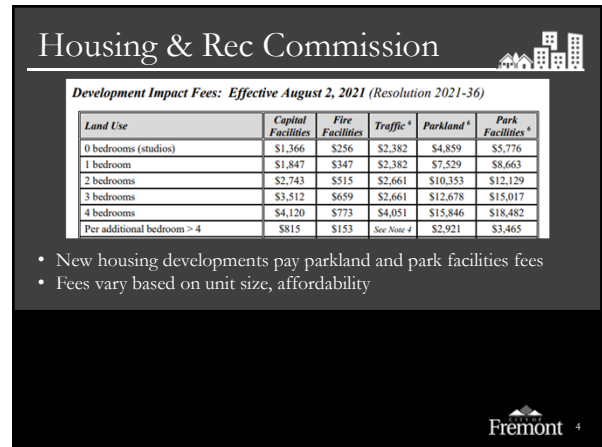
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Housing & Rec Commission

Fremont 3

3



Housing & Rec Commission

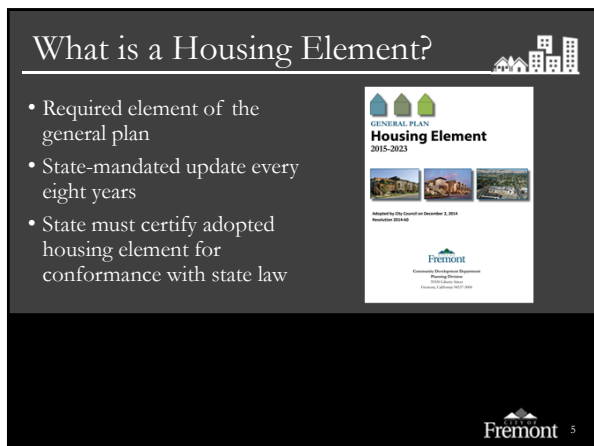
Development Impact Fees: Effective August 2, 2021 (Resolution 2021-36)

Land Use	Capital Facilities	Fire Facilities	Traffic ^a	Parkland ^a	Park Facilities ^a
0 bedrooms (studios)	\$1,366	\$256	\$2,382	\$4,859	\$5,776
1 bedroom	\$1,847	\$347	\$2,382	\$7,529	\$8,663
2 bedrooms	\$2,743	\$515	\$2,661	\$10,353	\$12,129
3 bedrooms	\$3,512	\$659	\$2,661	\$12,678	\$15,017
4 bedrooms	\$4,120	\$773	\$4,051	\$15,846	\$18,482
Per additional bedroom > 4	\$815	\$153	See Note 4	\$2,921	\$3,465

- New housing developments pay parkland and park facilities fees
- Fees vary based on unit size, affordability

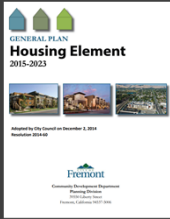
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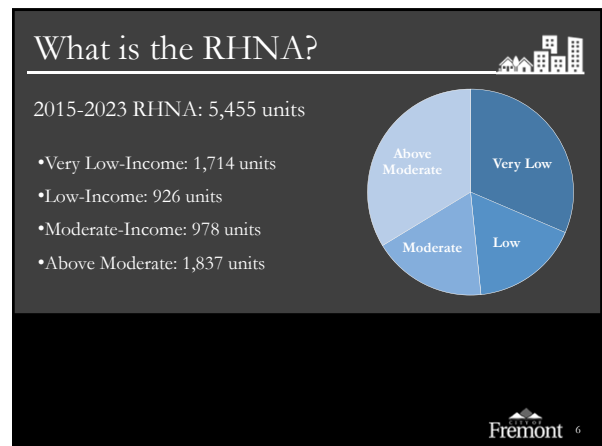
What is a Housing Element?

- Required element of the general plan
- State-mandated update every eight years
- State must certify adopted housing element for conformance with state law



Fremont 5

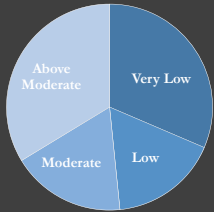
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What is the RHNA?

2015-2023 RHNA: 5,455 units

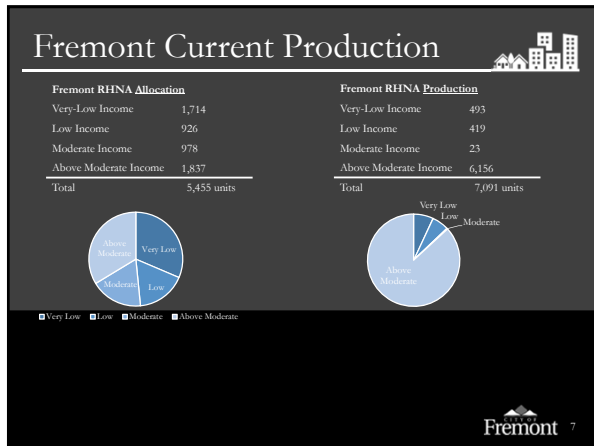
- Very Low-Income: 1,714 units
- Low-Income: 926 units
- Moderate-Income: 978 units
- Above Moderate: 1,837 units



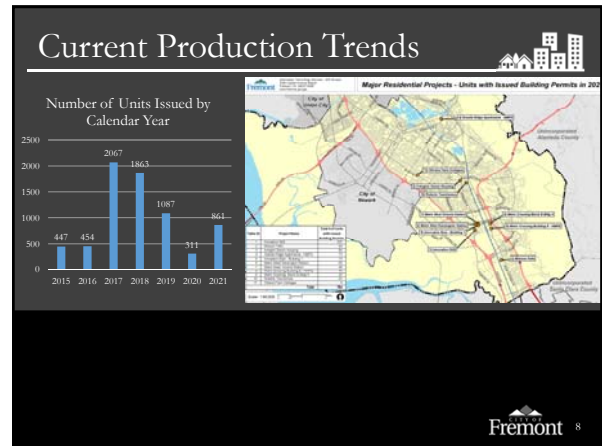
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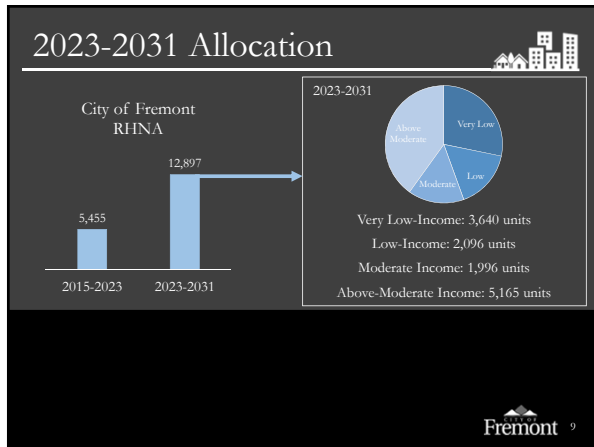
Presentation to the Recreation Commission



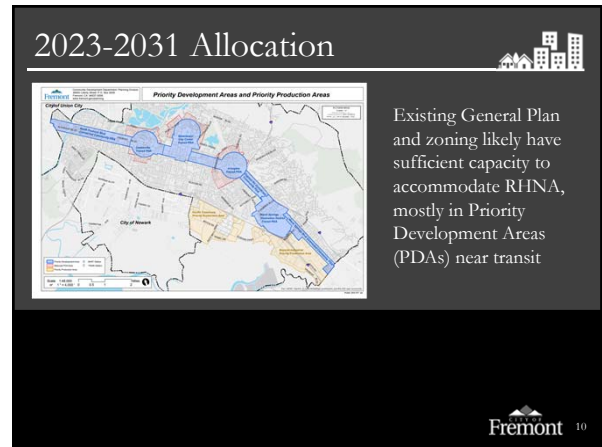
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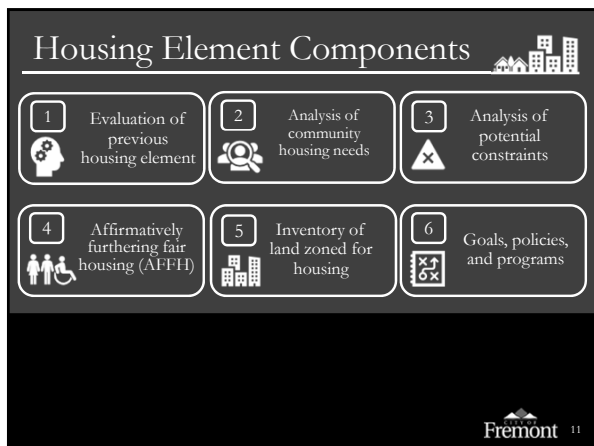
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Public Participation

www.Fremont.gov/HousingElement

- Upcoming listening sessions
- Ongoing office hours
- Complete draft to share with public by June 2022

12

Presentation to the Recreation Commission



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**F. Notes from Office Hours and
Outreach Events**

Notes Compiled from Project Team Office Hours and Outreach Events

Topic: Sites Inventory

- Based on historic production trends, Fremont will not achieve its RHNA targets based on the status-quo. Consider rezoning sites to increase housing opportunities.
- Explore opportunities to develop excess school district land for affordable housing or housing for city and school district staff.
- Consider upzoning vacant, low-medium density housing opportunity sites to increase housing.
- Housing Element inventory sites list should be easily accessible so that developers know where to look for new housing opportunities.

Topic: Outreach

- Appreciate easy and convenient opportunities to interact with staff and decision makers (like office hours).
- It's surprising that Fremont has more jobs than households. Everyone assumes Fremont is a suburban bedroom community. It's important to message that when advocating for housing.
- Seniors and low-income renters often have limited access to technology and can miss out on housing opportunities because of that.

Topic: Senior Housing

- There is a shortage of affordable housing options, particularly senior affordable housing.
- Affordable housing needs for seniors are different. Need separate affordable housing developments for seniors.
- Senior live on fixed-incomes and have limited housing options.
- Transportation options are needed next to senior housing.

Topic: ADUs

- The process for developing an ADU is difficult. A homeowner requires a lot of assistance.
- Streamline the production of ADUs.
- Build up the City's pre-approved ADU program to make it easier and faster for homeowners.

Topic: Affordable Housing

- Section 8 housing involves a lot of "red tape." Process needs to be simpler and more straight forward.
- There needs to be advocates to support people looking for affordable housing because the process is so difficult to navigate.
- Low-income housing developments have security issues. Break-ins have occurred and it doesn't feel safe.
- In-unit laundry facilities are important, but those are the most expensive units. It's difficult to find a rental unit with in-unit laundry facilities for less than \$2,500/month.

Topic: Schools

- The School District and the City should work better together and build more trust around housing issues.
- The City's Development activity tracking should consider school attendance areas to better inform School District decisions.
- Declining school enrollment is difficult to reconcile with increasing population growth.
- More family housing is needed to increase school enrollment.
- It is important to recognize that the RHNA target for Fremont is not a projection. Messaging that 12,897 units will be built in eight years would lead to incorrect assumptions for the school district.

G. Flyers for Community Outreach Activities

HOUSING ELEMENT WORKSHOP

CITY OF FREMONT



PRESENTED BY:

WHEN: WEDNESDAY, APRIL 27TH, 7 PM

WHERE: INTERACTIVE ZOOM WORKSHOP



Join Fremont for Everyone, the City of Fremont, California YIMBY, and Abode Services to learn about how the city is planning to meet its housing needs, and how you can help shape that plan. We'll go over the Housing Element update process, hear from advocates about their ideas for how Fremont can best meet its housing needs, and give you a chance to weigh in on topics like where you'd like to see more housing in Fremont. Cities in California update their Housing Elements on an 8-year cycle. This is an opportunity to shape housing policy in Fremont for the next decade.

REGISTER AT: [BIT.LY/FFE-HOUSINGELEMENT](https://bit.ly/ffe-housingelement)



HOUSING LISTENING SESSION

The City of Fremont is updating its **Housing Element**. The Housing Element is an eight-year plan to meet the community's housing needs.

City of Fremont staff will be visiting Sunrise Village to hear your input to inform the development of this plan. Join us to share your feedback! There will be light refreshments and a raffle for attendees.

Date: May 18, 2022

Time: 6:30PM

TELL US about your experiences...

- Where have you lived previously? What living experiences did you like or dislike, and why?
- What City housing, shelter, or assistance resources have you found most helpful? What would you like to add or improve?
- What design features and amenities do you like about Sunrise Village? What features and amenities you think the City should consider when planning for future shelters?
- How do you feel about Sunrise Village's location? How do you get around to errands, activities, and appointments?

TELL US about your vision...

- What housing challenges do you experience or see in our community?
- What do you think are the most pressing housing needs in Fremont? How can the City meet them?



Talk with the City of Fremont staff about your experiences with housing and how the City can better meet the housing needs of everyone in our community.

May 25, 2022
2:00PM



TELL US about your experiences...

- Where have you lived previously? What living experiences did you like or dislike, and why?
- How did you get connected to your current housing?
- Tell us about your experience with the application process to obtain your current housing. What would you improve?
- What amenities and design features do you like about your current home?
- How do you feel about your current home's location? How do you get around to errands, activities, and appointments?

TELL US about your vision...

- What housing challenges do you experience or see in our community?
- What do you think are the most pressing housing needs in Fremont? How can the City address them?



住房
社区意见收集

请与我们联系分享您的住房需求和经历以及市政府如何更好地满足社区里每一个人的住房需求。

2022年5月25日
下午2:00


CITY OF
Fremont

跟我们分享您过去的经历...

- 您曾经住过哪些地方？这些经历中您喜欢或不喜欢的地方有那些？为什么？
- 您是如何联系和申请到您现在的住房的？
- 请分享您在申请现在住房中的经历。有哪些地方需要改善？
- 在您现在居住的社区中，您喜欢有哪些设施和设计？
- 对您现在居住的地理位置您有什么看法？您是如何解决日常出行需求的？

跟我们分享您未来的期望...

- 根据您自身或朋友的经历，您认为我们社区中存在哪些住房方面的挑战或困难？
- 您认为我们城市中最迫切的住房需求有哪些？城市该如何解决它们？

H. Notes from AC Collaborative Developer Panel



AC COLLABORATIVE: DEVELOPER PANEL

The Alameda County Collaborative held a panel with active, local developers on November 29, 2021. This document synthesizes key points the developers presented.

Panelists

NAME	ORGANIZATION	PORTFOLIO
Jamie Hiteshew, Director of Development	Holliday Development	Factory-built market-rate and affordable housing
Brad Wiblin, Executive Vice President	Holliday Development	Affordable housing
Samantha Meyer, Project Developer	Eden Housing	Affordable housing
Greg Pasquali, Vice President of Development	Carmel Partners	Market rate and affordable housing in CA and other states

Executive Summary

Developers identified governmental and non-governmental **constraints** to housing development, including the following:

- Community opposition to housing/affordable housing and resulting litigation and time delays
- Discretionary processes that result in ad-hoc changes (e.g., community benefits added as a requirement in the middle of the process)
- Lack of funding for affordable housing
- Requiring retail in mixed-use developments

Some **policies and programs** that panelists recommended to facilitate housing development included:

- Objective design review process
- Absolute clarity of the process—here are the steps, here are the discretionary items, here is a list of the community benefits to choose from
- Guarantee SB35 for Housing Element sites
- Have a quarterback for all affordable projects. Have one person who is familiar with the process and can be the champion of the project, especially relative to keeping the process aligned with funding timelines.
- More of a partnership relationship between development teams and cities across California

When identifying **non-vacant sites for redevelopment** with housing, here are some things to consider:

- Single-tenant retail or single-tenant office is most desirable
- Office development becomes outdated more quickly than other commercial uses and so may not need building to be as old in order for it to have redevelopment potential
- Redeveloping existing housing is rare
- If existing development has connections to public services and utilities, it can be a value add



Discussion

Questions: Recent state laws have removed many use controls that typically constrain production for 100% affordable projects (e.g., discretionary approvals, high parking requirements, density limitations).

1. **What Impact have these laws had on the work you do?**
2. **What land use controls or other development regulations have been the most significant constraints?**
3. **Do you ever use Density Bonus not to increase density but for concessions and/or waivers?**
 - Laws have really helped with streamlining the process (specifically SB 35 and SB 330)
 - Density Bonus is very significant for building more units and for the concessions
 - Concessions are really significant for providing as many units as possible for affordable housing
 - Waivers helpful in balancing building design and unit counts given restrictive development standards
 - Community opposition continues to be a problem, even with State legislation (example of Eden Housing project in Castro Valley with huge delays due to legal challenges from the community)

Question 4: What are some of the challenges in developing a mixed-use project?

- Specific requirements for ground-floor retail
 - Traditional retail is often being subsidized by the developer and has become riskier
 - Flexibility in use is key (clinic, health club, live-work units, etc.) instead of prescribing specifically retail
- Balancing parking requirements for retail portion often means a trade-off in number of overall housing units
- Think about whether asking developers to subsidize retail is really the community benefit your jurisdiction wants to prioritize compared to others; it may be more beneficial to ask for more units instead of retail based on maximizing space effectively and prioritizing housing
- Identify specific nodes or sites where retail is prioritized instead of requiring city-wide or for entirety of planning area

5. What are the market challenges you're experiencing right now?

6. What do you think planners need to understand about housing development?

- Project HomeKey has been a helpful source of funding
- Prices are down for land in many markets
- Opportunity zones are super important to affordable housing funding (tax credits, etc.)
 - Look at those resources and considering those sites when choosing parcels to promote for affordable housing in the housing element

Construction costs change and so there is a finite period when the project will work, so quick review is critical

7. Do you as developers, use Housing Elements?

8. What information do you wish jurisdictions would provide you about Housing Element sites?

- Developers see housing elements site that have a vote of confidence from the local jurisdiction, vetted by the city
- Recent State laws to strengthen the housing elements give developers more confidence

9. What are the characteristics of a site that would make it attractive for redevelopment with housing? What would make a site unattractive?



10. Besides vacant lots, what types of infill sites provide the best opportunities to redevelop with housing? Can you discuss the opportunities and challenges with developing housing on underutilized or declining shopping centers and office buildings?
11. Can you discuss the opportunities and challenges with developing housing on underutilized or declining shopping centers and office buildings?
 - Sites vetted by and seen by the city and in a zone that supports housing make redevelopment more attractive
 - Really shy away from an existing but underdeveloped housing use because of relocation or dislocation of tenants
 - Office uses get outdated more quickly than retail and therefore can be ripe for redevelopment sooner
 - Existing buildings can come with things of value like sewer or water connections that create cost savings
 - Shopping centers are difficult because of owner and all the tenants and differently timed leases
 - Single tenant retail, single tenant office is most desirable
 - Entitlement process is usually more straightforward for adaptive reuse

Question 12: Can you discuss a specific, unique policy or program implemented by a local jurisdiction that made a project viable where it would not have otherwise been constructed?

- Successful Specific Plans where the community has already had a say about what the area will look like the environmental framework is already complete
- Where cities have identified the path of growth and have done the zoning and CEQA work

Question 13: What is your dream-come-true policy or process? What policies and programs would help you complete projects?

- Objective design review process!
- Absolute clarity of the process—here are the steps, here are the discretionary items, here are potential community benefits to consider
- Guarantee SB35 process for Housing Element sites
- Have a quarterback. Have one person who is familiar with the process and be the champion of the project.
- A partnership relationship between development teams and cities across California. We are in this together and projects are most successful when both parties act as though they have a vested interest to find solutions and get to approvals in a specified amount of time

Audience Questions:

- **How should we go about incorporating shopping centers into plans for redevelopment?**
 - Flexibility on dimensions
 - Flexibility with retail loading (off-street loading docks)—middle lane parking, yellow zone until 10am, etc.
 - Leaving discretion and flexibility for tenants
 - Look at balancing retail and residential
 - Incentivize providing retail (e.g., density and height bonus). Oakland Broadway Valdez plan a great example
 - 14-foot ground floor height is a good minimum for viable retail uses (note that this becomes 12 feet when HVAC is installed)
- **Benefits of horizontal vs. vertical mixed-use development?**



- Restaurants are challenging if it's stacked/ horizontal (have to vent all the way to the roof)
- Depends on the market of the area (horizontal tends to work in more suburban contexts)
- **What is the ideal height for development to realize building efficiencies?**
 - 85 feet is the maximum building height for wood construction; remember this so you can align your Planning Code to Building Code
 - A 6-story building is typically around 65 ft
 - The highest floor has to be at or below 75 feet given the 85 maximum.
 - Modular development typically requires an additional floor of height or more flexible height for stories compared to traditional construction due to the stacking of modules units (creates two layers for ceilings and floors instead of having one layer that serves as both).

I. Notes from ADU Developer Panel

Notes from ADU Developer Focus Group

Question: How has your experience with ADU permitting and construction changed over the past few years with new state laws, pandemic, etc.?

- Rolling with punches as the pandemic hit, not doing things in person
- Some jurisdictions have full online portals, but others are still processing by email
- More ADUs coming along the way due to ministerial review, no neighbor approval, really speeds up what it takes for homeowner to get a project off the ground
- Due to state regulations superseding FAR requirements, and other flexibility with the zoning and design, homeowners are now preferring ADU projects to other types of expansion.
- This particular designer estimates that around 80% of his projects are ADUs (rather than family rooms, bedrooms, etc.)
- Think that SB9 will stimulate even more development

Question: What is the most common issue that you run into on projects in Fremont? How could the City support you in moving past that issue?

- Soils report requirement in liquefaction zones and landslide zones is a big hassle. The soils report is really expensive and a change order to foundation is expensive. It can add 2-3 months to a project.
 - In other cities, reviewers require certain assumptions about the foundation, but don't make the applicant do a soil report every time.
 - Other cities waive requirements for any soils report or impact to foundation for ADUs of a certain size, make decision a standard slab is safe (500-750 sqft)
- The city collects a lot of redundant paperwork. Applicant needs to provide the same information multiple times. This just leads to lots of overhead, no value.
- With the transition to online permitting, it is unclear which exact application forms you need. Can data be combined/transferred through the online portal?
- Fremont Accela user interface is different than other cities that use Accela. This means that it can be confusing to apply for the first time. Other cities use forms that are a check-box in Accela, this can save time.
- A clear process from beginning would be helpful. Departments kick you around, having a guide through the process would be really helpful.
- Review consistency is a big issue. When you apply with similar projects, you get different comments back. It could be helpful to have an "ADU SWAT team" dedicated to reviewing ADU projects. As projects come in, the team has familiarity with the applicant and their products.
- Need more training for staff. Notice less familiarity with new state laws, still getting up to speed, confusion around what standards can be applied for exemption ADUs. For example, Public Works will add comments as that is like an impact fee, i.e. "uplifted curb/gutter" will need to be replaced within the front of the home – this is not allowed per state law.
- Provide more transparency with the review standards utilized. If staff are using a certain checklist, give that checklist to the public so that everyone is on the same page.
- Comments can be clarified. It's easier to respond to comments if it's clear what is required by staff up-front, rather than a cryptic comment citing a code section.
- Fire rating interpretation is unique, particularly as it applies to the distance from the main residents. Fremont is asking for it to be 10 feet away from main residence without fire rating.

- When Fremont reviews water infrastructure, we do it during building permit phase, a lot of municipalities will manage this through field inspection, this would be more efficient for the homeowner (connecting PW with GC)
- Utility review was added to the process recently in Fremont, but there is no established guidance to complete this during the permitting phase for architects who may not be familiar with the utility side of things
- For soils report, could adopt and publish prescriptive engineering plan for ADUs within soil hazard zones, if we meet those minimum requirements then we don't need as much detail about the soil type we just assume worst scenario and engineer for it
- Publish overlays about the hazard zones (GIS address look-up portal) or more clearly label hazard zones on GIS portal that is existing

Question: Tell us about a positive experience that you had with an ADU project (in Fremont or another City). What made the project move smoothly?

- Preapproved programs are a huge plus. It's easier if you know what you're getting into, gets approved quicker. Provider generated system is better than City generated system.
- In San Jose, plans are reviewed in a one hour zoom meeting. You get very rapid feedback (if not approval).
- Sunnyvale has clearly thought about the audience for its comments, they try to make comments as clear as possible to that audience. E.g., "We like this..." or "Please add this..."
- Some jurisdictions have an assigned permit coordinator that has to answer the phone for that day, some people are responsive but don't have the power to give you an answer and the person who does have that guidance is not as responsive, so if there's someone responsible for "herding acts" to get responses that could be a huge help
- In Roseville, one of their plan checkers is very forward about providing current sizes and then giving guidance as to meters/size guidelines. The fact that they will provide that for you rather than having you figure out it is very helpful.

Questions: What do you think are the strengths and weaknesses of Fremont's current ADU permitting process? If you could change one thing about Fremont's ADU permitting process, what would that be?

- Strength: Review letters are very easy to understand. Typically, there is a clear process from start to finish and clear feedback. Comments that are straightforward rather than a vague requirement that doesn't explain how to meet the comment
- Strength: It's easy to find reviewers in Fremont. You can usually schedule an appointment or talk to someone on the phone or via email.
- Weakness: No more over-the-counter review
- Weakness: Online portal, updates to portal regarding timeline. Once the plan has entered plan check, status says "TBD" does not give a lot of insight into where the project is in the process. Uploaded documents do not show date next to it on the applicant side, difficult to know what is old and what is new.
- Weakness: Website and handouts not regularly updated. As forms change with online submittals, need to clarify on the website or have a quick response on which permitting forms to fill out (Planning application is 2021 vs. 2022)
 - Suggestion: Have link to tell us to update forms when things are not updated

- Weakness: Noticed that when it goes to a third party, they have double the comments, they really throw the book at you, and it is often little stuff that no one will check – not very helpful. Third party reviewers are generally worse, things are in the drawings and may be working on a basis that prevents them from finding things in the drawings (i.e., speed rather than accuracy). Lot of comments for things that shouldn't be asked of a licensed contractor
- Weakness: Historical review process can be quite lengthy, but sometimes there is an extensive process required for things that aren't historic at the end of the day

J. Notes from Community-Based
Organizations Panel



AC COLLABORATIVE: COMMUNITY-BASED ORGANIZATIONS PANEL

The Alameda County Collaborative held a panel with representatives from local, community-based organizations (CBOs) on April 25, 2022. The participating CBOs' clientele included members of protected classes, including immigrants and non-English speakers; households with special needs, including persons with disabilities and seniors; and persons who are experiencing fair housing issues. This document synthesizes key points the CBOs presented.

1 Panelists

ORGANIZATION	CONTACT	SERVICE AREA
East Bay Community Law Center	Meghan Gordon, Co-Director, Housing Practice	Provides tenant legal services (including eviction defense) in cities of Oakland, Berkeley, Emeryville, Alameda
El Timpano	Deana Balinton, Civic Partnerships Manager	Local information/news network and civic engagement serving Latino and Mayan immigrants in Alameda County. Key reporting platform is SMS.
Centro Legal de la Raza	Monique Berlanga, Executive Director	Tenant legal services in Alameda and Contra Costa County
Legal Assistance for Seniors	Jim Treggiari, Executive Director	Legal services for older adults, tenant defense, and case management in Alameda County
East Bay Innovations	Tom Heinz, Executive Director	People with disabilities living alone, in Alameda County
Eviction Defense Center	Eric Magana, Program Director	Tenant legal services in Alameda County and City of Richmond
La Familia	Sophia Rodriguez, Partner Relations Manager	Behavioral and mental health services; emergency family shelters; reentry population in Alameda and Contra Costa County

2 Executive Summary

Community-Based Organizations identified **key barriers and obstacles** that they and their clients face related to fair housing, including:

- *Insufficient access to information* due to language/technology barriers (particularly for immigrant communities and seniors); fear/distrust of the system; and difficulty understanding rights/resources



- *Complex, inflexible application requirements* for housing resources that may vary between jurisdictions, exclude certain people (e.g., undocumented, formerly incarcerated), or be difficult to meet
- *Communication between CBOs and property owners* is difficult to navigate, requires individual relationships with each location
- *Overall cost of housing* (most CBOs' clients fall under the 30% AMI) and need for tenant protections

The CBOs recommend these strategies to **strengthen outreach efforts**:

- Meet people where they are -- plug into existing outreach channels
- Partner with school districts to distribute information, as well as any civic organizations such as libraries, religious institutions, medical services
- “Train the trainer” approach to educate existing service providers on housing rights and referrals for their clients
- Provide materials appropriate for audience (e.g., physical flyers for seniors; video/audio content for Mam speakers)

Some **solutions** that panelists recommended for housing projects to better serve their clients:

- Identify onsite supportive services that are appropriate for residents early in process
- Early and sustained relationships between service providers and properties, especially relative to preparing eligible residents for the document/application needs for housing
- Renters' protection and long-term rental subsidies, particularly for households under 30% AMI
- Greater flexibility in application process (make it easier for CBOs and their clients to navigate, remove barriers for undocumented people)

3 Discussion

Questions

1. How does your work address fair housing?

- See Panelists, above

2. Is there sufficient access to information on matters related to fair housing in the county?

- Even when provided with information, clients (particularly immigrant communities) may not have access to the provided resources.
- Language and technology barriers –pandemic has shifted available entry points for access.
- Differing interpretations of ‘fair housing’ beyond the legal definition, and how it connects to other housing needs.
- Clients, particularly under 30% AMI, have limited time or availability to explore programs and resources, and often connect to the CBOs closer to the end (e.g., during evictions).

3. Housing issues are complicated and interconnected. What do you see as the primary obstacles your clients face? What do you think are the contributing factors to these trends?

- El Timpano: For Spanish and Mam speakers: language barriers (particularly for Mam, which has no written language)
 - Complex, inflexible application requirements for housing resources that are hard to meet/understand for both clients and CBOs
 - Jurisdiction understaffing, meaning that there is no clear point of contact
 - Digital barriers
 - Difficulties understanding rights and accessing info and resources
 - Fear and distrust due to previous experiences within the system



- East Bay Innovations:
 - For seniors/disabled clients, need for built-in supportive services such as mental health and food security, building a relationship with case workers
 - Communication with property managers about available units is hard to navigate, requires individual relationships with each location
 - Lack of affordable housing – 40 to 50 AMI does not serve CBOs' clients (income from SSI is approximately \$1,000/month)
 - La Familia: Clients may have substance use/mental health issues that affect employment stability, may have families and dependents
 - Integration of services is key
 - For reentry populations, tenant restrictions for felonies, violent offenses create barriers to housing
- 4. Do you have ideas on how to enable stronger outreach efforts, including to populations that may be less aware of their fair housing rights (e.g. limited English proficiency, unhoused, LGBTQ)?**
- Meet people where they are (e.g., moving clinics out of office and into the community, libraries, schools, existing civic organizations and outreach channels).
 - Move away from events hosted at government offices
 - School districts have been very successful (sending information via existing school network, partnership with school counselors)
 - 'Train the trainer' programs for medical partners – education on housing referrals, housing rights
 - El Timpano: Developing a Mam community outreach team and creating video content to address written language barrier, SMS
 - Legal Assistance for Seniors: Pairing flyers/physical handouts with meal delivery services; digital divide is a barrier for clients
- 5. What would a successful housing project need to include to impact the communities you serve in a positive way?**
- Policies built around long-term affordability
 - Make sure existing residents' needs are met (vs. prioritizing new development)
 - Build in onsite supportive services at the beginning, with input from prospective tenants
 - Emphasize community buy-in and providing appropriate services
 - Ensure residents feel safe and secure, build relationships with service providers (vs. experience of 'over-monitoring')
 - Connections with meals on wheels
 - Greater flexibility in application process: undocumented community members (unbanked/no credit) experience greater financial barriers
 - Tenant protections, with greater protection around Just Cause
- 6. What are potential short-term and long-term solutions? What have you seen that works? What have you seen that does not work?**
- What works:
 - Early connections between CBOs and property owners/developers. Service providers understand application process; ongoing communication (e.g., monthly meetings with property managers)
 - Short-term, the eviction moratorium has been effective. Need to use the time to build infrastructure, and slowly lift the protections to give people time to move through the system
 - Just cause, rent control, expansion of protections



- Investing in and budgeting for tenant advocacy and holistic services (for landlords as well)
- Long-term rent subsidies
- What isn't working:
 - Shelter Plus Care varies between jurisdictions, needs to be clearer for housing advocates and tenants to understand
 - Rapid Rehousing: short-term rental subsidies are not effective in addressing long-term housing (still unaffordable after the subsidy ends)
 - HUD funding/policy provides resources for these short-term subsidies while funding for longer-term solutions like vouchers has decreased

Audience Questions

- **For Housing Element, encourage advocacy for increased Section 8 funding or similar services for both residents and developers to subsidize less than 30% AMI units.**
 - Rapid rehousing/shelter plus care is not successful, but that's where the funding is
- **Can we refer residents to the CBOs if we are not under a contract with the organizations?**
 - While there are income/jurisdictional guidelines on service, there are generally no limitations on who can refer residents to the CBOs.
 - Staff availability at CBOs is a limiting factor on how many referrals organizations can accept
- **Curious about other best practices or models that serve CBOs' client base?**
 - East Bay Innovations: Section 811 public rental assistance was successful partnership with Medicaid for persons with disabilities. Agencies worked with developers to set aside units at Section 8 levels, and CBOs acted as referral agents for those units. Funding is no longer available at the moment.
- **Appreciate comments about the difficulty of inclusionary housing. However, that's a common element of market rate development projects. Are there examples of policies that make inclusionary housing work better?**
 - One barrier is ensuring that application process and tenants are appropriate for the units, and making sure requirements are being met. Recommend requiring developers to pay on annual basis for cost of monitoring.
 - County is using a single portal for applications, including inclusionary housing (creates a pool of pre-screened applicants). Saves time for staff. Housing staff can share this with Planning staff.
- **Addressing living in place/accessibility: as we're building these projects, what are the features you would recommend that developers integrate upfront?**
 - East Bay Innovations:
 - Units with roll-in showers
 - Newer construction tends to have wider doorways/ADA compliant elevators. Modifications for tenant needs is minor in newer buildings.
 - Supportive service is key – building a relationship between service provider and property so that problems can be anticipated and addressed as early as possible
 - Universal design at construction
 - Universal design website <https://www.wbdg.org/design-objectives/accessible/beyond-accessibility-universal-design> and
 - Additional resources attached (courtesy of Michelle, Starratt, Alameda County Housing Director): Universal Design Guide and Infographic, Example design standards adopted by a housing organization

K. Notes and Presentation from
Fremont for Everyone Workshop

Notes from Housing Element Workshop with Fremont for Everyone, Abode Services, and CA YIMBY

Presentation by Louis Chicoine from Abode Services:

- Fremont has really improved on the Housing Element. It used to be hard to find city staff to speak to. Values, prioritization, and ultimately the production of affordable housing have all improved.
- Housing Element is the plan to meet the growth needs, but it doesn't look back in retrospect at failure. This matters in the Bay Area. Fremont is doing better than most in the Bay Area, but we're in trouble. Even though we have more housing opportunities than ever, unhoused folks don't have enough opportunities.
- We still have people, including those who run for council, committed to making Fremont an exclusive community. Had someone run on a "no development" campaign. People want to see the problem going away without doing what's needed to fix it.
- We need to look back and understand how we got to the problem we have now.
- For every unhoused person who we put into housing, there are at least 3 others who are not able to access housing opportunities. That's likely to get worse in the coming year as the eviction moratorium expires and we move toward higher rents.
- Housing is the #1 public policy issue. This will determine if we have a livable city in the future.
- We need to look critically to see if the planned sites are adequate to the housing need in the moment, and also focus on the unmet need from previous years.
- We need to have a reasonable community conversation about housing, not one that's based on fear or rooted in exclusion (of thinking that your life would be better if others don't have their basic needs met). When people don't get their needs met, we all live in a less healthy community.
- We need to make sure:
 - there's available land to do the development
 - don't allow NIMBYs (community opposition) to rule the process
- Specific policy proposal is to reduce impact fees, especially for affordable housing. Affordable housing pays park fees, other impact fees. Parks are great, but why are affordable housing projects paying for parks? SF decided to waive these fees; Fremont should consider doing the same, as well as other improvements in process to get affordable housing built more easily.
- Optimistic that we'll be able to incrementally improve public policy in Fremont.

Presentation by Aaron Eckhouse from CA YIMBY:

- Fremont can be proud of what it's done so far and still can do better.
- On average, Fremont needs to build 1612 new homes per year in order to meet RHNA, which is more than historical housing production, especially low & middle-income housing. That status quo, therefore, won't get us where we need to be -- we need to adjust.
- Big-picture policies that Aaron recommends Fremont pursue in the housing element process, to expand where new housing can be built, allow for greater variety, make it quicker & cheaper & easier to build, and provide more options and protections for vulnerable residents:
- **Rezone for more transit-oriented development and missing middle housing**
 - 88% of Fremont land zoned for residential use is exclusively for detached single houses, so you're very limited in what you can build, mostly just ADUs

- Even in denser zones, most don't have enough density to meet state standard for building affordable housing, and restrictions around Floor Area Ratio, setbacks, etc. that make it harder to meet needs
- **Big opportunity to support missing middle housing**
- State has helped, with SB 9 saying that duplexes have to be allowed
- Fremont could further facilitate by providing pre-approved designs for SB 9 projects
- This would be win-win: neighborhoods would have more control over what housing looks like, and it makes it easier for a homeowner who's not an expert
- Fremont could go further than allowing duplexes. Looking at half-mile radius around BART stations, there's a significant amount of land that's restrictively zoned
- An analysis in San Jose found that a 6-8-plex would be market-feasible to build at a price that's affordable to moderate-income households -- this is the income level where Fremont has fallen the most short
- We don't want to devote public subsidies to middle-income housing, because those need to go to lowest-income families
- We could meet missing middle by changing land use policy, in conjunction with other policy updates as noted in below points
- Streamline the approval process for development that includes affordable housing and missing middle housing – this is required by SB9 for duplexes. We should do the same for larger (6-8-plexes).
- This is a way to encourage on-site affordable housing, by providing a streamlined approval process for it. It can reduce the uncertainty and the holding cost that can be a barrier to new development.
- **Reduce minimum parking requirements**
 - Even in its transit-oriented overlay, Fremont requires 1.5 parking spaces per dwelling unit. So even someone who wants to live near transit has parking spaces.
 - 1000s of Fremont households have 0 to 1 cars, but current Fremont requirements make it illegal to build housing oriented by these folks.
 - A garage parking space increases rent by 17%. This can be the difference between being rent-burdened and not. For Aaron personally, this makes the difference -- if he were paying an extra 17% for parking, he'd be rent-burdened.
- **Revisit impact fees & look for better funding sources for Affordable Housing**
 - Fremont has among the highest fees in the state
 - This is one reason why we're only seeing high-cost development, because we're placing the full burden of funding public services on new development, and only high-cost development can support it.
 - New housing is not a piggy bank that we can use to fund our needs; new housing is a benefit.
 - Fremont is going to be required by state law to update impact fees to account for the fact that smaller units will pay lower fee than larger ones. In the process, we should look at other funding options.
 - Property transfer tax would be great, but that's only available to charter cities, so it's not an option for us.
 - Could look at a bond or parcel tax so that the entire community is contributing to a need that's shared across the whole community.
 - It's clearly true that Fremont needs more public subsidy to meet its low-income housing goals, but that shouldn't come at the cost of building naturally-affordable homes.
- **Strengthen tenant protections**

- Fremont doesn't have rent-control, but there is statewide rent stabilization, and sometimes enforcement is not there.
- Fremont can make sure renters are aware of rights and have resources to fight violations.
- Fremont could establish a rental registry to track where rental opportunities are and better enforce state protections.
- The goal of these strategies is both to meet Fremont's need for increasing housing production by 50%, and Affirmatively Furthering Fair Housing.
- 88% of Fremont being off-limits to affordable housing is a barrier to AFFH.
- Requiring parking is a barrier to AFFH; low-income folks often don't have a car and would be better off not paying for a parking space they don't need.
- TOD is great, but we can't build all our new housing at Warm Springs. It's great that we've built more there, but there's a limit -- Fremont is approaching the end of the low-hanging fruit and needs to look for other opportunities to expand housing in the city.

Question and Answers:

Q: Any response from city planners to points around impact fees and zoning?

Wayland: No specific response, grateful for the input.

Q: Can Aaron repeat stats on how many households don't have cars?

Aaron: ~1 in 6 households have 0 or 1 cars. It may be a goal of the city to enable more people to live in the city without a car. A minimum parking requirement would run counter to that goal.

Q: For the fees, thought that when you build 100% affordable housing, you get some concessions which could include a waiver of fees. What purview does the city have in the context of the housing element update to affect fees?

Louis: In Fremont, the allowances are for the deferral of fees until the close of a project, which is very helpful because it affects millions of dollars, but it's not a waiver. That said, one fee is sacred, and that's the inclusionary fee that creates affordable housing. There has been attacking of this from progressives. But that in-lieu fee has been very helpful for projects like what Abode does, and projects focusing on very low-income, special needs, additional services needed which make projects more expensive. The fees are there because we tax ourselves in ridiculous ways in CA; we wouldn't want to see school fees go away without a replacement, since the school district relies on that for capital projects. But we need to ask if we want to impose those on affordable projects. A 100% public-financed project is taxpayer money, and then we tax the project to fund other priorities. Is there a way to find other ways to fund those priorities other than taxing an affordable housing project?

Q: Has followed Fremont's housing element for at least 30 years. The trend, unchanged, is that Fremont gets RHNA numbers by income level. For the last 30 years, the above-moderate income level has been produced at 300-600% of the goals, and low & very-low & moderate-income has produced 15-25% of the goal. What actions is the city staff going to take to reverse that historical trend?

Wayland: It's a difficult question, and Staff is here to listen for solutions. It's true that we haven't produced low, very-low, and moderate housing at levels that meet our needs. Looking for suggestions.

Response: One suggestion is to increase limits on height and density. Fremont isn't a suburb anymore. The height limit and density levels are suburban. Until we address those at a minimum, we're not going to solve the housing crisis.

Q: Under the impression that since ~2015, we haven't had minimum parking requirements in Warm Springs, or they've been less. Have we seen any impacts on housing type and affordability because we don't have that requirement in certain areas?

Courtney: In Warm Springs, there's no minimum parking for residential within 1/4 mile of BART. But there haven't been any developments that have been built down there that have no/low onsite parking. Most have been built with 1 space per unit or higher based on what developers & market wanted. We do have parking maximums, but the lowest maximum is 1.5 spaces per unit in that area. So, we don't yet have the data to answer your question.

Breakout Rooms:

- As far as parking, would love to see research on utilization of parking stalls across the spectrum of socio-economic category for multi-family housing complexes. What benefit could we get by baking in transit passes directly into the zoning code, or other kinds of multi-modal transit opportunities?
- Schools - how do we consider supportive services? The fees are important to funding our schools. Space used to be the issue. Will it be again if more people move here? Can the school and city work together better? Counter-intuitive that more housing won't bring more students, but today's kids aren't having as many kids.
- Last 8 years we've exceeded our numbers by a lot but didn't meet our low & moderate goals at all. Remove single-family zoning?? Families can't afford Fremont. So it's mostly older people with older kids. Affordable housing might but only if it's built for it. Studios won't bring in families.
- And what about the middle? Do we want to be a place where everyone is well-off rich or a service worker in affordable housing? How can we do this without subsidizing (which isn't appropriate)?
- Developers are looking for the easiest, fastest development. We want to break that problem. Zoning has made this the standard.
- Challenge the constraints that we have and build more higher-density and affordable housing.
- Concern over aesthetics of some of the construction in Downtown Fremont. However, it's difficult to build anything. It's amazing we get anything constructed at all, so aesthetics can be difficult given all the other constraints.
- Should we use tiny homes? Because land is so expensive, building up and having higher density are a more efficient use of space. Allowing tiny homes on tiny pieces of land could help bring down costs.
- ADUs on wheels could be a solution for seniors who own homes to get more income by having people live in their backyard and move in quickly.
- There was a concern about traffic; they talked about it being a regional issue rather than an issue with development in Fremont that needs regional and statewide solutions.
- Participant had the experience of losing her home after paying 80% of her household income on housing and could not find resources to help her stay in her home. It's cheaper to keep someone in a home than to get someone back into a home after they've lost it.
- There needs to be more oversight of affordable housing landlords. Her unit had an issue with contamination that was not properly highlighted when moving in, and that she suspects could be related to long-term respiratory issues that she and her spouse have experienced. When she contacted HACA, she was told, "you signed the lease; we're not responsible for oversight."

Fremont for Everyone Workshop Presentation



2023-2031 Housing Element Update:
An Eight Year Plan to Meet the Housing Needs of Everyone in the Community



1

Presentation Agenda



- Housing Element overview
- Key components of 2023-2031 Housing Element
- Moving forward...




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What is a Housing Element?

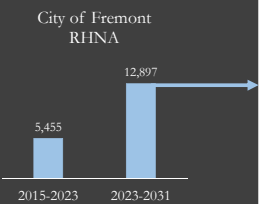
- Required element of the general plan
- State-mandated update every eight years
- State must certify adopted housing element for conformance with state law

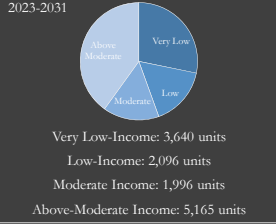

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What is the RHNA?

City of Fremont RHNA




2023-2031

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Housing Element Components




- 1 Evaluation of previous housing element
- 2 Analysis of community housing needs
- 3 Analysis of potential constraints
- 4 Inventory of land zoned for housing
- 5 Goals, policies, and programs
- 6 Affirmatively furthering fair housing (AFFH)



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1 Review Previous Cycle

Fremont RHNA Allocation		Fremont RHNA Production	
Very-Low Income	1,714	Very-Low Income	493
Low Income	926	Low Income	419
Moderate Income	978	Moderate Income	23
Above Moderate Income	1,837	Above Moderate Income	6,156
Total	5,455 units	Total	7,091 units

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Fremont for Everyone Workshop Presentation

1 Review Previous Cycle

Policy 3.01: Be creative and a leader in identifying and leveraging available funding resources in order to provide the maximum amount of affordable housing

New Affordable Housing Units Constructed

Period	Units Constructed
2007-2014	492
2015-2023	1007

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1 Review Previous Cycle

Program 3.03-B: Continue to Encourage Development of Accessory Dwelling Units

ADU Permits Issued and Finaled, 2018-2021

Year	ADU Permits Issued
2018	34
2019	65
2020	50
2021	77

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2 Housing Needs

- Housing Needs Assessment
 - Demographic characteristics
 - Housing stock characteristics
 - Socio-economic conditions
- Provides an understanding of the characteristics of the community helps to inform policy responses to meet those specific needs

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2 Housing Needs

A growing community in a growing region

- Bay Area population growth 2000-2020: 14.8%
- Fremont population growth 2000-2020: 15.1%

Population Growth Trends, 1990-2020

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2 Housing Needs

Increasing housing costs

- Fremont home values 2001-2019: +171.8%
- Fremont median rents 2009-2019: +64.0%

Fremont Median Contract Rents, 2009-2019

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2 Housing Needs

Cost burden and overcrowding

Cost burden by income level

Income Level	Number of Households	% of Households	% of Income Used for Housing
0% - 30% of AMI	1,980	68.2%	39.4%
31% - 50% of AMI	5,280	42.7%	29.0%
51% - 80% of AMI	6,315	21.5%	21.3%
81% - 100% of AMI	6,855	39.1%	31.9%
Greater than 100% of AMI	45,960	9.6%	37.6%

Overcrowding by tenure

Overcrowding by income level

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2 Housing Needs

Year	Total Population	White, Non-Hispanic	Black or African American, Non-Hispanic	Hispanic or Latino	Asian	Other Race or Ethnicity
2000	144,360	43.3%	14.1%	38.9%	1.4%	1.3%
2010	214,888	34.3%	14.8%	30.8%	1.4%	1.7%
2019	235,340	27.0%	12.9%	40.1%	1.4%	1.6%

Race/Ethnic Group	Percent of Population in Overcrowded Housing
White, Non-Hispanic	~0.02
Black or African American, Non-Hispanic	~0.08
Hispanic or Latino	~0.12
Asian	~0.05
Other Race or Ethnicity	~0.03

Race/Ethnic Group	Cost Burden > 30%	Cost Burden > 50%
White, Non-Hispanic	74.1%	14.3%
Black or African American, Non-Hispanic	80.4%	14.4%
Hispanic or Latino	71.4%	14.4%
Asian	61.4%	12.1%
Other Race or Ethnicity	68.1%	14.1%

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3 Potential Constraints

- Serves as a basis for developing policy responses to mitigate constraints to housing

<h3>Governmental Constraints</h3> <ul style="list-style-type: none"> Development regulations Environmental regulations Processes and procedures Fees and exactions 	<h3>Non-Governmental Constraints</h3> <ul style="list-style-type: none"> Land costs Development costs Community concerns regarding housing
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4 Sites Inventory

Existing General Plan and zoning likely have sufficient capacity to accommodate RHNA, mostly in Priority Development Areas (PDAs) near transit

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5 Goals, Policies, Programs

- Preserve** existing housing
 - Goal 1
- Produce** new high-quality housing, especially affordable housing
 - Goal 2, Goal 3, Goal 5, and Goal 7
- Protect** vulnerable residents from discrimination and displacement
 - Goal 4 and Goal 6

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6 AFFH – Regional Patterns

Access to Opportunity

- High Performance
- High Potential
- Medium Performance
- Low Performance
- High Potential & Priority
- Worst-Off/At-Risk Area

Racial Diversity

- Preponderantly Asian Tracts**
 - Preponderance (95% - 100%)
 - Strong (85% - 95%)
 - Some (75% - 85%)
 - Minor (65% - 75%)
- Preponderantly White Tracts**
 - Preponderance (95% - 100%)
 - Strong (85% - 95%)
 - Some (75% - 85%)
 - Minor (65% - 75%)
- Preponderantly Hispanic Tracts**
 - Preponderance (95% - 100%)
 - Strong (85% - 95%)
 - Some (75% - 85%)
 - Minor (65% - 75%)

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6 AFFH – Local Patterns

Percent of Low-Moderate Income Population







- 75% - 100%
- 50% - 75%
- 25% - 50%
- < 25%


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Fremont for Everyone Workshop Presentation

Housing Element Components


 <p>1 Evaluation of previous housing element</p>	 <p>2 Analysis of community housing needs</p>	 <p>3 Analysis of potential constraints</p>
 <p>4 Inventory of land zoned for housing</p>	 <p>5 Goals, policies, and programs</p>	 <p>6 Affirmatively furthering fair housing (AFFH)</p>

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Ongoing Community Outreach

www.Fremont.gov/HousingElement



- Past presentations to Boards/Commissions
- Ongoing office hours
- Upcoming listening sessions
- Complete draft to share with public by June 2022

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Thank you!

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L. Notes from Listening Session at Sunrise Village

Notes from the Listening Session at Sunrise Village

Where have you lived previously? What living experiences did you like or dislike, and why?

- Affordable housing located near transit options is important.
- Gated security an important feature to feel safe.

What City housing, shelter, or assistance resources have you found most helpful? What would you like to add or improve?

- The application process for affordable housing is difficult.
- The requirement for a background check to qualify for housing can be an obstacle. It can be unfair and keep families from staying together.
- It is difficult to find information about housing opportunities and programs. Only found out about Sunrise Village through word of mouth.
- Would benefit more in-person communication. Come and talk to them, rather than hand out flyers.
- It's not clear how to advocate for their needs and how to get their input heard.
- Programs that only provide one year of assistance are problematic. Need more long-term answers.

What design features and amenities and design features do you like about Sunrise Village? What features and amenities do you think the City should consider when planning for future shelters?

- The need to get buzzed in to enter the facility is inconvenient.
- Bicycle racks are a positive.
- Smoking area placement difficult for residents with children.

How do you feel about Sunrise Village's location? How do you get around to errands, activities, and appointments?

- Fremont is a safe place to live.
- Fremont is a good place for families.
- Food choices are limited, and often not appropriate for children.
- Fremont has support for deaf family member.

What housing challenges do you experience or see in our community?

- Fremont is crowded and there are few opportunities to build affordable housing.
- Conversion of Islander Hotel into permanent housing has trade-offs. Displaces temporary homeless residents.

What do you think are the most pressing housing needs in Fremont? How can the City meet them?

- Need more affordable housing opportunities.
- Conversion of hotels into affordable housing is an opportunity.

M. Notes from Listening Session at
Pauline Weaver Senior
Apartments

Notes from the Listening Session at Pauline Weaver

Where have you lived previously? What living experiences did you like or dislike, and why?

- Generally happy with living situation, like that the building is clean
- Mostly first time in an affordable housing development. Like the facilities provided on-site. Location is convenient – can walk to 99 Ranch (Chinese market).

How did you get connected to your current housing? Tell us about your experience with the application process to obtain your current housing. What would you improve?

- Most information is provided in English, but majority of residents speak Mandarin Chinese.
- Residents learned about affordable housing opportunities through the senior center
- Application process was complex and required a lot of effort.
- Had to rely on assistance from their children to fill out the application.
- Waiting list for affordable housing is long
- Rent is high. It is difficult to make ends meet, even at below-market rate rents.
- Rent increases were difficult to manage. Rent increased from \$700/month in 2019 to \$1,140/month in 2022.
- Income qualifications are not transparent. How does things like life insurance factor in?
- Many residents only have social security as income. Can't keep up with rent raise while set aside the expense for medical and other services

What amenities and design features do you like or dislike about your current home?

- Amenities are generally good.
- Laundry on the site is communal, residents wish that there were private laundry hook-ups in each room. They feel that shared laundry is dirty/unclean. Many people wash things multiple times due to this perception. Want to have smaller washer in each unit but not allowed by the property management.
- Limited laundry machine in the building. Constant maintenance of laundry machine further reduce the availability.
- Concerned about security.
- No canopy on top floor balcony so room warms up due to orientation of building

How do you feel about your current home's location? How do you get around to errands, activities, and appointments?

- Appreciate opportunity to be located close to family.
- Proximity to senior center and recreation a benefit.
- There is a grocery store within walking distance, but there are long block lengths to get there. Crossings on busy streets feel unsafe.
- There is bus stop close by but not used very often. Due to language barrier, it's difficult to make transfers. Residents only go to the places on the bus stop schedule.
- Depend on children to take them to medical appointments and other occasional appointments.

What do you think are the most pressing housing needs in Fremont? How can the City address them?

- Senior affordable housing has specific needs and should be separate from other affordable housing.
- Concerned about affordability of housing
- Single and younger people are moving out of the community or are stuck as renters. Resident knows many young people through their church community who are in this position.

- Senior affordable housing has specific needs and should be separate from other affordable housing.
- Concerned about affordability of housing
- Workforce housing is important. Many young people spend roughly 1/3 of income on rent but won't be able to save for buying a property for their own.

N. Notes from Listening Session at Cottonwood Place

Notes from the Listening Session at Cottonwood Place

Where have you lived previously? What living experiences did you like or dislike, and why?

- Generally happy with living situation, like that the building is clean.
- For many people, it is their first time living in affordable housing. Most residents lived with kids before moving here.
- Like the place in general. It is an older development as many residents have lived there for 7-10 years. Like location and amenities in general.
- Rent is high.

How did you get connected to your current housing? Tell us about your experience with the application process to obtain your current housing. What would you improve?

- Flyers and website
- Residents learned about affordable housing opportunities through the senior center.
- Their children filled out the application, so they don't know much about that process.
- Information is mostly in English so rely on children to translate and fill the forms. Translation to other language would be helpful.

What amenities and design features do you like or dislike about your current home?

- Unhappy with quality of Wi-Fi network and utility costs
- Laundry on the site is communal, residents wish that there were private laundry hook-ups in each room. They feel that shared laundry is dirty/unclean. Many people wash things multiple times due to this perception.
- Concerned about security. There is a bar across the street, people will come over to this property after drinking at the bar. Residents feel unsafe with rowdy/drunken trespassers.
- Would prefer hardwood floors. As seniors, they are more likely to spill things and the carpet is difficult to be kept clean and expensive to be deep cleaned frequently.
- The building has balconies, but the balconies on the top floor do not have shade so they are difficult to use because it gets too hot. Wish there was drainage on balconies to water plants.
- Resident wishes there were a full-time property manager on-site (there is supposed to be one, but that position is currently vacant).
- Units could be designed to be safer. For example, light switch locations require walking through a dark bathroom to turn on.

How do you feel about your current home's location? How do you get around to errands, activities, and appointments?

- There is no park nearby, no opportunities for outdoor exercise. The common open space in the development is shared with another development next door, which means that there is limited access to the space sometimes.
- There is a grocery store within walking distance, but there are long block lengths to get there.
- Rely on buses to get grocery mostly
- Neighborhood commercial like small retail stores available within walking distance. But fewer retail stores available now.
- Crosswalks are located on the further end of the street so residents need to walk far to cross the street. Want to have more crossings.
- Really looking forward to the Silicone Sage project (an entitled mixed-use development) to be built so that residents have more places to go.

- No parks nearby. Limited outdoor exercise structure on site as well.
- Courtyard is shared with residents from another development, so outdoor space is limited.

What do you think are the most pressing housing needs in Fremont? How can the City address them?

- Concerned that retail is disappearing nearby, want to make sure neighborhood continues to have convenient and walkable services.
- Hope that nearby vacant land is developed as housing because it is currently seen as a security issue
- Concerned about affordability of housing
- Single and younger people are moving out of the community or are stuck as renters. Resident knows many young people through their church community who are in this position.