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# Review of Draft 2023-2031 Housing Element

## City Council | July 12, 2022

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# Presentation Agenda

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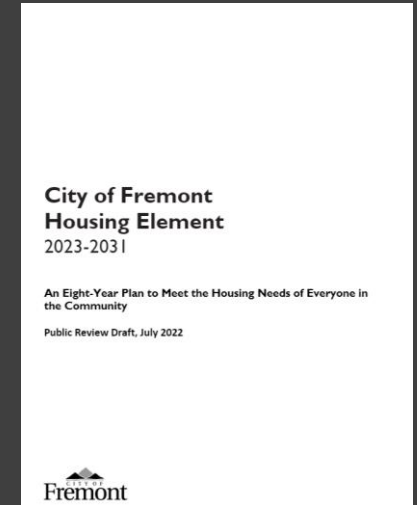
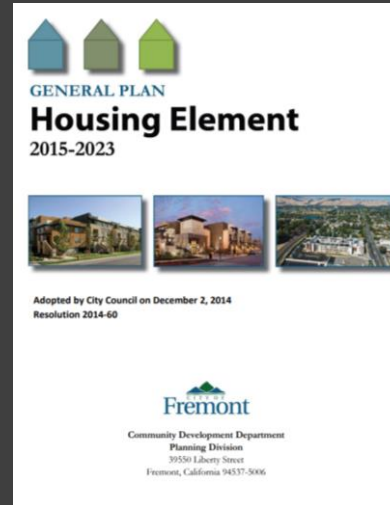


- Background on Housing Element Process
- Public Input in Preparation of Draft
- Review Draft 2023-2031 Housing Element
  - Notable Implementation Programs
  - Adequate Sites Analysis

# Housing Element Update



- An eight-year plan to meet the housing needs of everyone in the community
- State must certify by January 31, 2023

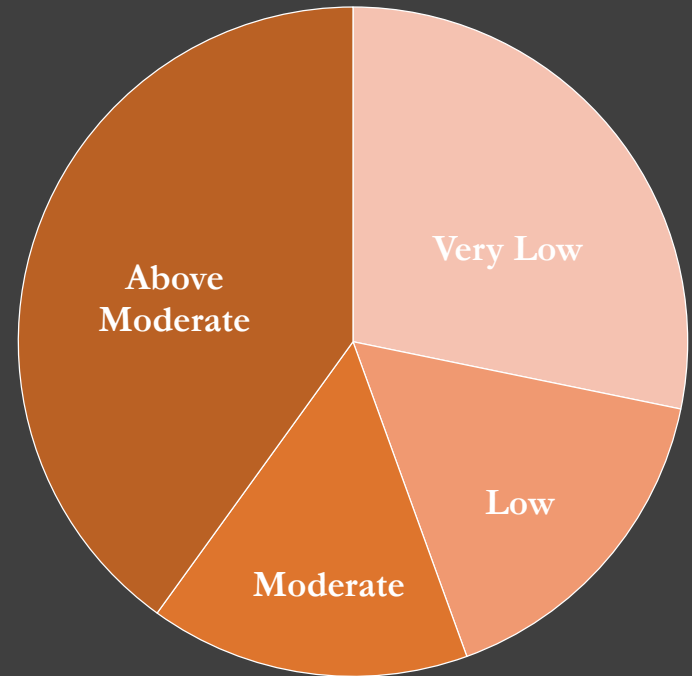


# 2023-2031 RHNA

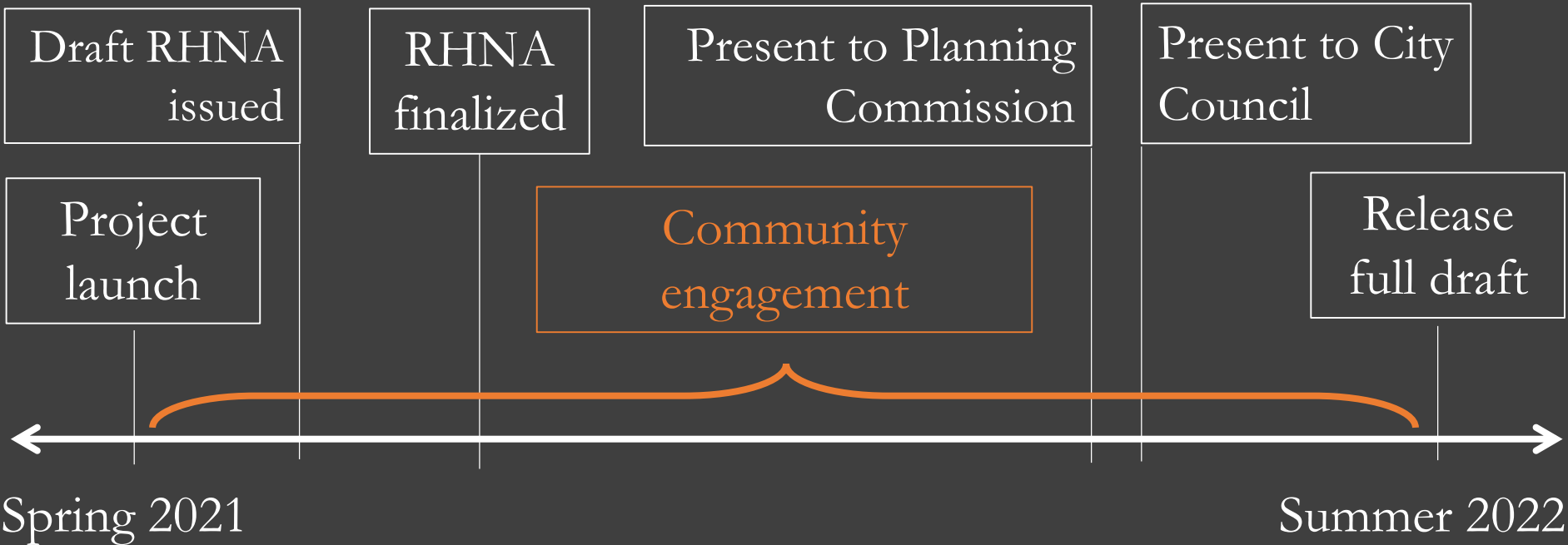


Total RHNA: 12,897 units

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



# Update Process So Far



# Extensive Public Outreach



- **Eleven** articles in City newsletters
- **Eight** presentations to Boards & Commissions
- **Four** workshops
- **Two** tabling events
- **On-call** office hours



# Public Outreach Themes



1. Housing Affordability is Largest Issue
2. Continue Public Outreach on Housing
3. Address Specific Challenges for Families and Seniors
4. Implement Process Improvements to Accelerate Affordable Housing and ADUs



# Housing Element Chapters



1 

Introduction

2 


Goals, policies,  
and programs

3 


Community  
outreach

4 

Housing needs  
assessment

5 

Constraints  
analysis

6 

Evaluation of  
previous element

7 

Fair housing  
analysis

8 

Housing sites  
identification



# Notable New Programs



## Programs to Promote Affordable Housing

- **Program 49.** Charge Reduced Impact Fees for Affordable Housing Projects.
- **Program 57.** Provide Priority Processing for Affordable Housing Projects.
- **Program 63.** Prioritize Affordable Housing on Public Property.



# Notable New Programs



## Programs to Expand Public Input Opportunities

- **Program 21.** Encourage Early Community Outreach on Housing Development Projects.
- **Program 42.** Consultation with Stakeholders on Housing Policy Changes.
- **Program 61.** Explore Opportunities to Increase Community Participation in the NOFA Process.



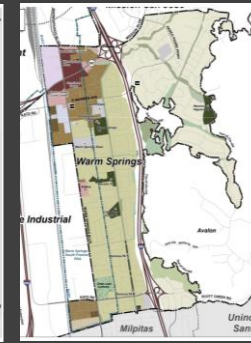
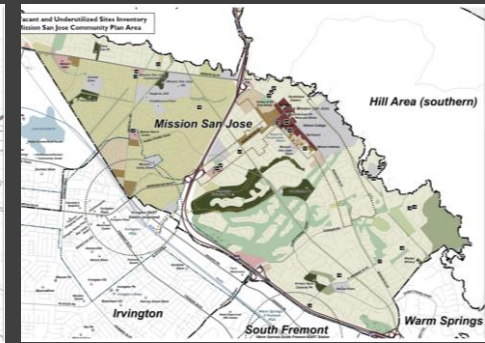
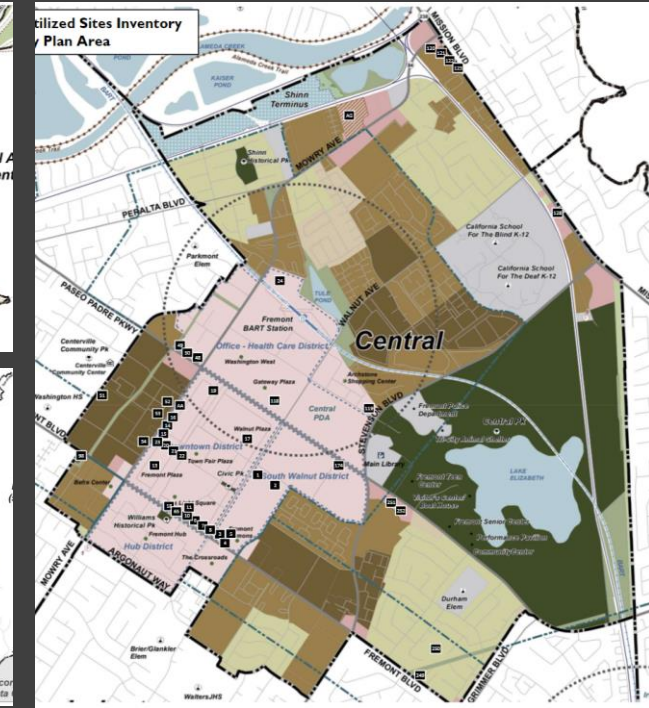
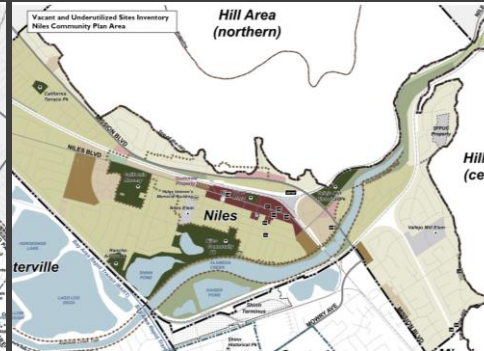
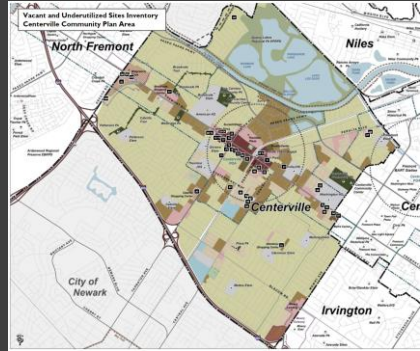
# Notable New Programs



## Programs to Maintain Consistency with State Housing Laws

- **Program 16.** Mandatory Replacement of On-Site Units.
- **Program 44.** By Right Approval of Projects with 20% Affordable Units.
- **Programs 69, 74, and 76.** Address Zoning Barriers for Large Residential Care Facilities, Low-Barrier Housing Navigation Centers, Emergency Shelters, and Supportive/Transitional Housing.

# Housing Sites Analysis



# Housing Sites Analysis



	Low (0-80% AMI)	Moderate (80-120% AMI)	Above Moderate (120+% AMI)	Total Units
RHNA	5,736	1,996	5,165	12,897
Pipeline Development	1,383	84	4,668	6,132
ADU Projections	384	192	64	640
Vacant Sites	688	204	120	1,012
Underutilized Sites	4,622	2,042	318	7,032
Total	7,077	2,522	5,165	14,816
Difference	(1,341)	(526)	(5)	(1,919)

# Creating Opportunity



90%

of planned units  
located in areas of  
high opportunity

75%

of planned units  
located in Priority  
Development Areas

65%

of planned units on  
low- and moderate-  
income qualified sites

# Update Process To Come



# Public Comment Period



View the draft at [www.Fremont.gov/HousingElement](http://www.Fremont.gov/HousingElement).

Email comments to [housingelement@fremont.gov](mailto:housingelement@fremont.gov)

The formal public comment period runs through

**August 8, 2022**





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# Questions and Discussion

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