

# Appendix C

## AFFH Meaningful Actions Matrix

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*This appendix provides a summary of the commitments, timelines, geographic targets and metrics for AFFH (Affirmatively Furthering Fair Housing) programs contained in Chapter 2 – Goals, Policies and Programs.*

<b>HE Program</b>	<b>Specific Commitment</b>	<b>Timeline</b>	<b>Geographic Targeting</b>	<b>2023-2031 Metrics</b>
Program 1. Identify and Abate Substandard Rental Housing.	Investigate all reported instances of substandard rental housing to ensure Fremont residents have adequate living conditions.	Ongoing	Central Community Plan Area (area of highest concentration of rental housing, presence of older apartments)	Investigate 100% of reported instances of substandard housing
Program 2. Training for Apartment Owners and Property Managers.	Educate apartment owners and property manager on legal responsibilities to ensure Fremont residents have adequate living conditions through targeted outreach.	Annual	Central Fremont, Parkmont, Sundale, and/or Irvington neighborhoods	Hold one training annually
Program 3. Minor Home Repair Grant Program.	Utilize all available CDBG funds to assist low-income homeowners with minor home repairs.	Annually	On an annual basis, a report shall be prepared on the total households, total households with a disability, and geographic distribution of households assisted. If analysis demonstrates that awards to condominium and single-family homeowners are not equitably distributed throughout the City during the first half of the planning period (through CY 2026), then the City shall implement a policy for geographic targeting before March 2028.	Assist 10 low-income households annually, including at least five low-income households where at least one member has a disability.

Program 5. Comprehensive Review of Single-Family Residential Planned Districts.	Review Planned Districts for opportunities to convert to standard zoning. Rezone Planned Districts to standard zoning where feasible.	Review PDs in identified neighborhoods within 18 months of Housing Element adoption. Review PDs within remaining areas within 24 months of Housing Element adoption.	Planned Districts in North Fremont, Centerville, Central, and Irvington community plan areas	Reduce number of PDs five percent below baseline in planning period
Program 6. Citywide Capital Improvements.	Adopt CIP to fund improvements that support existing residential neighborhoods	Adopt CIP every two years	Parkmont, Centerville, Central/Downtown, South Sundale, Blacow, Grimmer, Irvington, Sundale neighborhoods	Target 50% of bicycle improvement projects to support mobility in majority LMI neighborhoods
Program 7. Mobile Home Preservation and Rent Stabilization.	Preserve affordability of 753 mobile homes	Ongoing	Existing mobile home parks	Preserve 753 mobile homes
Program 8. Condominium Conversions.	Continue to administer Condominium Conversion Ordinance to limit the number of conversions each year	Ongoing	Existing apartments	Limit condominium conversions to 100 units per year
Program 10. Monitor "At Risk" Affordable Housing Units.	Monitor and preserve all at-risk units during the planning period	Annually	Existing at-risk affordable housing units	Preserve 324 units at moderate or high risk of conversion
Program 12. Continue to Implement and Annually Review the Rent Review Ordinance.	Continue to administer Rent Review Ordinance to assist in resolving rent increase disputes	Ongoing	N/A	Support 100% of applicants

Program 13. Provide Education on Tenant's Rights.	Offer landlord/tenant counseling services	Ongoing	Central Community Plan Area (area of highest concentration of rental housing, presence of older apartments)	Provide services to 1,500 landlords or tenants annually.
Program 14. Implement "Stay Housed" Self-Sufficiency Program.	Continue administering Stay Housed program to assist families to avoid eviction and homelessness due to a financial crisis	Ongoing	Central Community Plan Area (area of highest concentration of rental housing, presence of older apartments)	Assist 10 families per year
Program 15. Live/Work Preference for Affordable Housing.	Continue to implement Live/Work Preference for affordable housing	Ongoing	N/A	Apply live/work preference to 100% of affordable units sold or leased
Program 16. Mandatory Replacement of On-Site Units.	Adopt code update to require replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site identified in the Housing Element inventory.	Within 12 months of Housing Element adoption	N/A	N/A
Program 30. Provide Resources to Encourage Development of Accessory Dwelling Units.	Complete ADU survey and implement programs to enhance ADU production	Within 12 months of Housing Element adoption	Cameron Hills, Mission San Jose, Vineyards/Avalon neighborhoods (single-family zones with lowest LMI population, highest income, and highest resourced)	Permit 480 ADUs during planning period with a target of 30 percent (144 units) in highest resource areas

Program 32. Expand Homeownership Opportunities within Existing Highest Resource Neighborhoods.	Adopt ordinance implementing SB 9	Within 12 months of Housing Element adoption	Cameron Hills, Mission San Jose, Vineyards/Avalon neighborhoods (single-family zones with lowest LMI population, highest income, and highest resourced)	56 units permitted pursuant to SB 9 during planning period
Program 33. Add Intensity in High Resource Single-Family Neighborhoods near Transit.	Adopt code update allowing additional ADUs in high-resource neighborhoods	Within 24 months of Housing Element adoption	High-income areas in proximity to the future Irvington BART station, including Kimber/Gomes, Mission Valley, and Cameron Hills; as well as single-family neighborhoods in proximity to the Centerville ACE Station, including areas of Cabrillo, Brookvale, and Parkmont.	25 bonus ADUs permitted during planning period
Program 37. Update Zoning to Reflect Intensity Permitted Under SB 478.	Adopt ordinance establishing minimum densities required under SB 478	Within 12 months of Housing Element adoption	“Islands” of commercial zoning within established single-family residential neighborhoods. Most are located within areas with the highest opportunity, including areas along Mission Boulevard in the Kimber neighborhood, and along Mattos Dr within the Glenmoor neighborhood.	Target 10% increase in average density of residential developments in commercially zoned districts over 2023-2031 average

Program 38. Update Community Plans as Needed.	Review Community Plans, and update as needed	Review annually	Warm Springs, Downtown, and City Center Community Plan Areas	Improve development standards to simplify/refine 100-percent objective design rules to reduce review period by as much as four weeks
Program 39. Seek Funding for Capital Improvements in Lower-Income Communities.	Encourage, support, and collaborate on applications for AHSC funding with a particular emphasis on encouraging applications within Centerville, Downtown/Central Fremont, and Irvington.	Annually report on actions taken to encourage or pursue AHSC applications in APR. Submit application for at least one (1) project in either Centerville or Downtown within the first half of the planning period (before 2026).	Centerville, Downtown/Central Fremont, and Irvington.	AHSC funding received
Program 40. Promote Inventory of Residential Vacant and Underutilized Opportunity Sites.	Create website and related materials	Within 12 months of adoption of Housing Element	Inventory sites	100% of Vacant and Underutilized Opportunity Sites available for review online
Program 54. Advocate for Increased Allocation of Project-Based Section 8 Vouchers from the Alameda County Housing Authority.	Advocate for increased allocation of vouchers.	Meet with Housing Authority Executive Staff within 12 months of Housing Element adoption	Warm Springs Community Plan Area	Advocate for allocation of vouchers to higher income areas
Program 56. Assist Affordable Developers to Acquire Land for Affordable Housing.	Include land acquisition as a qualifying expense in the NOFA process.	Ongoing	Mission San Jose, Irvington, Central and Niles Community Plan Areas (concentration of inventory sites in Highest Resource areas)	Target 100 units in Highest Resource Areas in the planning period

Program 59. Prioritize Development of Housing Affordable to Extremely Low-Income Households.	Prioritize extremely low-income units in NOFA scoring criteria	Ongoing, when NOFA is released	Mission San Jose, Irvington, Central and Niles Community Plan Areas (concentration of inventory sites in Highest Resource areas)	Target 100 units in Highest Resource Areas in the planning period
Program 60. Prioritize Development of Family Size Affordable Housing Units.	Prioritize family-sized units in NOFA scoring criteria	Ongoing, when NOFA released	Central Fremont, Sundale and Irvington Neighborhoods (greatest concentration of overcrowded households)	Target 100 family sized units in planning period
Program 62. Facilitate Hotel Acquisition / Rehabilitation.	Apply for funding through Homekey 3.0 program.	Within six months of the release of the Homekey 3.0 NOFA.	Warm Springs Community Plan Area; Central Fremont	Target 125 hotel conversion/rehabilitation units constructed in the planning period

<p>Program 63. Prioritize Affordable Housing on Public Property.</p>	<p>Promote City surplus sites and public inventory sites. Facilitate development of Fremont/Decoto site. Facilitate development of Fremont BART site.</p>	<p>Surplus Sites</p> <ul style="list-style-type: none"> <li>• Promote surplus sites annually.</li> <li>• Promote public sites within 24 months of adoption of the Housing Element.</li> </ul> <p>Fremont/Decoto Site</p> <ul style="list-style-type: none"> <li>• Identify funding for site planning/analysis within 12 months of adoption of the Housing Element.</li> <li>• Complete site analysis within 24 months of adoption of the Housing Element.</li> <li>• Issue RFP within 36 months of adoption of the Housing Element.</li> <li>• Process planning entitlements prior to the execution of a lease or purchase agreement.</li> <li>• Select a development partner and negotiate a lease or purchase agreement within 48 months of adoption of the Housing Element.</li> <li>• Facilitate development of the site throughout the planning period.</li> </ul> <p>Fremont BART Site</p> <ul style="list-style-type: none"> <li>• Report on status annually.</li> </ul>	<p>City surplus sites, publicly-owned inventory sites, Fremont-Decoto site, Fremont BART site.</p>	<p>Affordable units produced on public land</p>
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Program 64. Promote Housing on Underutilized Church Properties.	Provide technical assistance to facilitate housing development on church properties	Contact organizations within 12 months of Housing Element adoption. Technical assistance ongoing	Centerville, Central, Irvington, North Fremont and Central Community Plan Areas (concentration of inventory sites with churches in high resource areas)	Construct 100 units on church-owned properties in target areas in planning period
Program 65. Facilitate Shared Housing Opportunities.	Continue to sponsor home match program	Ongoing	High-opportunity areas within existing single-family neighborhoods that may be otherwise unaffordable to people with lower incomes.	Make 10 matches each year
Program 69. Address Zoning Barriers to Create Housing Opportunities for People with Disabilities.	Adopt ordinance facilitating development of residential care facilities and processing of reasonable accommodations requests	Within 12 months of Housing Element adoption	Throughout the city	N/A
Program 71. Develop an Accessible Preapproved ADU Design.	Offer accessible design through Pre-approved ADU Program	Within 24 months of Housing Element adoption	Cameron Hills, Mission San Jose, Vineyards/Avalon neighborhoods (single-family zones with lowest LMI population, highest income, and highest resourced)	One accessible design offered

Program 81. Continue to Operate the Fremont Family Resource Center.	Continue to operate FRC	Ongoing	Throughout the city	Continue services
Program 86.5. Improve Tracking and Enforcement of Tenant Protection Requirements.	Implement new tracking procedure.	Develop improved system for tracking demolished units for 2024 APR. Tracking ongoing.	N/A	N/A
Program 90. Identify New Housing Opportunity Sites Created Through SB 6 and AB 2011.	Identify and publicize housing opportunity sites created through SB 6 and AB 2011	Within 24 months of adoption of the Housing Element	Central and Centerville Community Plan Areas (presence of larger opportunity sites in High Resource Areas)	Permit 100 units through new residential opportunities created on newly identified opportunity sites
Program 91. Audit Warm Springs Innovation District for General Plan and Zoning Consistency.	Report on the Warm Springs Innovation District to ensure consistency between general plan and zoning. Amend zoning to correct inconsistencies.	Within 12 months of adoption of the Housing Element	Warm Springs Innovation District	10% increase in residential capacity created in WSI District
Program 92: Midterm AFFH Evaluation.	The City will conduct a mid-term evaluation of AFFH programs, including analysis of the effectiveness of programs toward objectives and broader goals and make adjustments as necessary within a year or as appropriate.	By April 2027	N/A	N/A