

Chapter 4

Housing Needs Assessment

This chapter analyzes the demographic characteristics, housing stock and economic conditions in Fremont which affect housing needs

Purpose

This chapter describes the general demographic characteristics, housing stock and economic conditions in Fremont. This chapter, along with Chapter 5, Constraints Analysis and Chapter 7, Assessment of Fair Housing, forms the foundation for the housing policies and programs in the Housing Element.

This chapter is separated into various sections, each discussing aspects of the housing needs for Fremont. Each of these sections describes trends in Fremont, but also compares the City's conditions in relation to Alameda County and, where appropriate, the entire San Francisco Bay Area region. Fremont is currently the fourth most populous city in the Bay Area, after San Jose, San Francisco, and Oakland, and therefore plays an important role in regional housing supply.

Much of the data in this chapter is sourced from data from the Census Bureau's American Community Survey or U.S. Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy (CHAS) data.

Overview of Major Findings

The following section highlights key findings from the analysis in this document.

- **Needs Assessment Finding #1. Fremont is part of a growing region.** Generally, the population of the Bay Area continues to grow because of natural growth and because the strong economy draws new residents to the region. From 2000 to 2020, the Bay Area's population grew by 14.8%. Fremont's population growth during that period slightly outpaced the region at 15.1%. Plan Bay Area 2050 forecasts that the Bay Area will add 1.4 million new households, for a total of 4 million households, between 2015 and 2050.
- **Needs Assessment Finding #2. Fremont is part of a region with unmet housing needs.** The Regional Housing Needs Determination (RHND) for the Bay Area for the 2023-2031 Housing Element Cycle is approximately 2.3 times larger than the previous cycle. A major reason for this increase is a change in state law which requires the RHND to consider unmet housing needs, which takes into account vacancy rates, rates of overcrowding, and the share of cost-burdened households.

- **Needs Assessment Finding #3. Fremont is a community that provides for socioeconomic mobility.** The State Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) prepared an “Opportunity Map” as a means of measuring place-based characteristics that support positive economic, educational, and health outcomes for low-income families and their children. 91.2% of Fremont residents live in neighborhoods identified as “Highest Resource” or “High Resource” areas in the TCAC Opportunity Map. This means that low-income residents in Fremont generally have access to jobs, quality educational opportunities, a healthy environment, and other factors that promote positive critical life outcomes, such as educational attainment, earnings from employment, and economic mobility.
- **Needs Assessment Finding #4. Fremont is a community with increasingly unaffordable housing.** Since 2001, the typical home value has increased 171.8% in Fremont from \$434,160 to \$1,180,200. Since 2009, the median rent has increased by 64.0% in Fremont, from \$1,550 to \$2,210 per month. These changes are above the changes in Alameda County, and above the changes for the region during the same time period.
- **Needs Assessment Finding #5. Fremont is a community with strong job growth.** Since 2010, the number of jobs located in Fremont increased by 33,790 (39.0%). As job growth outpaced housing growth, the jobs-household ratio in Fremont increased from 1.36 in 2002 to 1.64 jobs per household in 2018. Plan Bay Area 2050 forecasts that the Bay Area will add 1.4 million new jobs, for a total of 5.4 million jobs, between 2015 and 2050. Economic growth increases the need for housing in the region.
- **Needs Assessment Finding #6. Fremont is a community with an aging population.** Since 2000, the median age in Fremont has increased from 33.6 to 38 years as individuals over the age of 65 took an increasingly larger share of the City’s population.
- **Needs Assessment Finding #7. Fremont is a community of color.** In 2020, 20.2% of Fremont’s population was White while 3.0% was African American, 60.1% was Asian, and 12.9% was Latinx. People of color in Fremont comprise a proportion above the overall proportion in the Bay Area as a whole.
- **Needs Assessment Finding #8. Fremont is part of a region where population growth is outpacing housing growth.** The number of new homes built in the Bay Area has not kept pace with the demand, resulting in longer commutes, increasing prices, and exacerbating issues of displacement and homelessness.
- **Needs Assessment Finding #9. Fremont is a community with more low-wage jobs than low-wage residents.** Fremont has more low-wage jobs than low-wage residents (where low-wage refers to jobs paying less than \$50,000). The addition of more affordable housing will place more low-wage residents within proximity to existing low-wage jobs.
- **Needs Assessment Finding #10. Fremont is a community that is missing middle-income housing.** Less than 1% of housing permitted during the previous Housing Element Cycle was deed restricted to be affordable to moderate income households.
- **Needs Assessment Finding #11. Fremont is a community growing with more multifamily housing.** The majority of new housing permitted in Fremont during the

previous Housing Element cycle were multifamily units, a shift from the traditional single-family growth pattern in Fremont. In 2020, 57.8% of all homes in Fremont were single family detached, and 13.2% were single family attached. Between 2010 and 2020, the number of multi-family units increased more than single-family units.

- **Needs Assessment Finding #12. Younger households in Fremont find it challenging to own a home.** In Fremont, 58.6% of householders between the ages of 25 and 44 are renters, compared to 21.5% of householders over 65 being renters.
- **Needs Assessment Finding #13. Lower-income residents in Fremont face significant housing challenges.** 68.2% of Fremont households making less than 30% of area median income (AMI) spend the majority of their income on housing.
- **Needs Assessment Finding #14. Fremont is a community with special housing needs.** Some population groups may have special housing needs that require specific program responses. In Fremont, 7.0% of residents have one or more disabilities and may require accessible housing. Additionally, 11.1% of Fremont households are larger households with five or more people, who likely need larger housing units with three bedrooms or more. 8.0% of households are female-headed families, which are often at greater risk of housing insecurity.
- **Needs Assessment Finding #15. Residents of color in Fremont face significant housing challenges.** Communities of color are more likely to experience overcrowding, poverty, financial instability, and housing insecurity. Black or African American (Hispanic and Non-Hispanic) residents represent the largest proportion of residents experiencing homelessness and account for 48% of the homeless population, while making up 10.6% of the overall population. Hispanic or Latinx residents are the most cost burdened with 25.6% spending 30% to 50% of their income on housing, and American Indian or Alaska Native, Non-Hispanic residents are the most severely cost burdened with 29.7% spending more than 50% of their income on housing.
- **Needs Assessment Finding #16. Several existing affordable rental housing developments may be at risk for conversion to market rate.** Units may be at risk for conversion due to the expiration of various government subsidy programs and/or restrictions on rental rate during the planning period.

Regional Housing Needs Allocation

A starting point for the Housing Element Update process for every California jurisdiction is the Regional Housing Needs Allocation (RHNA) – the share of the region’s housing need assigned to each jurisdiction. For the eight-year time frame covered by this Housing Element Update, Fremont’s RHNA is 12,897 units. Of the 12,897 units in Fremont’s RHNA, 60% are designated for very low-income, low-income, and moderate-income affordability levels.

For RHNA purposes, the housing needs for extremely low-income households (those earning 0-30% AMI) are treated as a subset of very low-income households (those making 0-50% AMI). According to HCD’s RHND for the San Francisco Bay Area, 15.5% of the region’s housing need is for 0-30% AMI households and 25.9% is for 0-50% AMI households. Therefore, extremely low-income households represent 59.8% of households who are 0-50% AMI (15.5/25.9 = 59.8%). Since Fremont’s very low-income RHNA is 3,640 units, Fremont’s housing need for extremely low-income households is presumed to be 2,177 units.

Table 4-1. 2023-2031 Regional Housing Needs Allocation for Fremont

Income Group	Fremont Units	Fremont Percent
Very Low-Income Units (0-50% AMI)	3,640	28.2%
Low-Income Units (50-80% AMI)	2,096	16.3%
Moderate Income Units (80-120% AMI)	1,996	15.5%
Above Moderate -Income Units (120+% AMI)	5,165	40.0%
Total Units	12,897	100.0%

Source: Association of Bay Area Governments Final Regional Housing Needs Allocation Plan: San Francisco Bay Area, 2023, 2031

Affordability levels are set relative to area median income (AMI). For context, the median household income in Alameda County in 2022 was \$142,800 for a four-person household, \$128,500 for a three-person household, \$114,250 for a two-person household, and \$99,950 for a one-person household.

Table 4-2. 2022 Area Median Income Figures, Alameda County

Household Size	Area Median Income*	Acutely Low Income			Very Low Income		Low Income		Moderate Income
		15%	20%	30%	40%	50%	60%	80%	120%
1	\$99,950	\$15,000	\$19,990	\$30,000	\$39,380	\$50,000	\$60,000	\$76,750	\$119,950
2	\$114,250	\$17,100	\$22,850	\$34,300	\$45,700	\$57,150	\$68,580	\$87,700	\$137,100
3	\$128,500	\$19,250	\$25,700	\$38,600	\$51,400	\$64,300	\$77,160	\$98,650	\$154,200
4	\$142,800	\$21,400	\$28,560	\$42,850	\$57,120	\$71,400	\$85,680	\$109,600	\$171,350
5	\$154,200	\$23,100	\$30,840	\$46,300	\$61,680	\$77,150	\$92,580	\$118,400	\$185,050
6	\$165,650	\$24,800	\$33,130	\$49,750	\$66,260	\$82,850	\$99,420	\$127,150	\$198,750
7	\$177,050	\$26,550	\$35,410	\$53,150	\$70,820	\$88,550	\$106,260	\$135,950	\$212,450
8	\$188,500	\$28,250	\$37,700	\$56,600	\$75,400	\$94,250	\$113,100	\$144,700	\$226,200

Source: Department of Housing and Urban Development (HUD) and State Income Limits. Calculation for adjustments by household size made by the City of Fremont Housing Division, June 2022.

Notes: *Due to adjustments by HUD, the income percentages do not correspond with Area Median Income (AMI) figures.

Population Growth Trends

The Bay Area is the fifth-largest metropolitan area in the nation and has seen a steady increase in population since 1990, except for a dip during the Great Recession and net population migration from urban centers to suburban areas during the COVID pandemic. Many cities in the region have experienced significant growth in jobs and population. While these trends have led to a corresponding increase in demand for housing across the region, the regional production of housing has largely not kept pace with job and population growth.

Fremont’s population has grown over the past several decades along with the rest of the Bay Area. Since 2000, Fremont’s population has increased by 15.1%; this rate is slightly above that of the region as a whole, at 14.8%. In Fremont, roughly 10.6% of the population moved during the past year, a number 2.8 percentage points smaller than the regional rate of 13.4%. Households in Fremont are more stable than in the larger Bay Area.

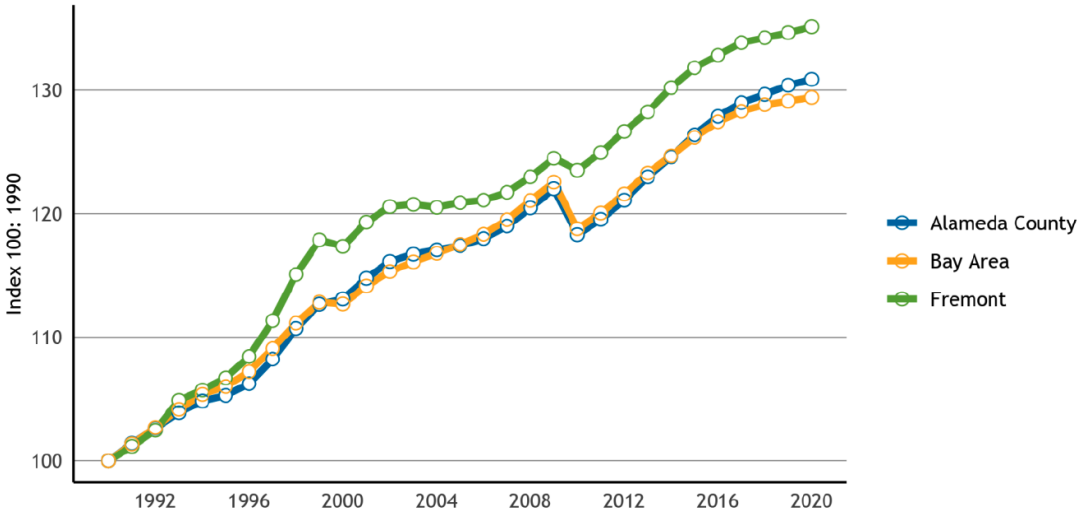
Looking forward, Plan Bay Area 2050 (the Regional Transportation Plan/Sustainable Communities Strategy) forecasts that the Bay Area will add 1.4 million new households, resulting in a total census of 4 million households, between 2015 and 2050. As the region’s population continues to grow, so will the City of Fremont’s population and its housing needs.

Table 4-3. Population Growth Trends

Geography	1990	1995	2000	2005	2010	2015	2020
Fremont	173,339	184,596	203,413	209,557	214,089	228,474	234,220
Alameda County	1,276,702	1,344,157	1,443,939	1,498,963	1,510,271	1,613,528	1,670,834
Bay Area	6,020,147	6,381,961	6,784,348	7,073,912	7,150,739	7,595,694	7,790,537

Source: California Department of Finance, E-5 series

Figure 4-1. Population Growth Trends



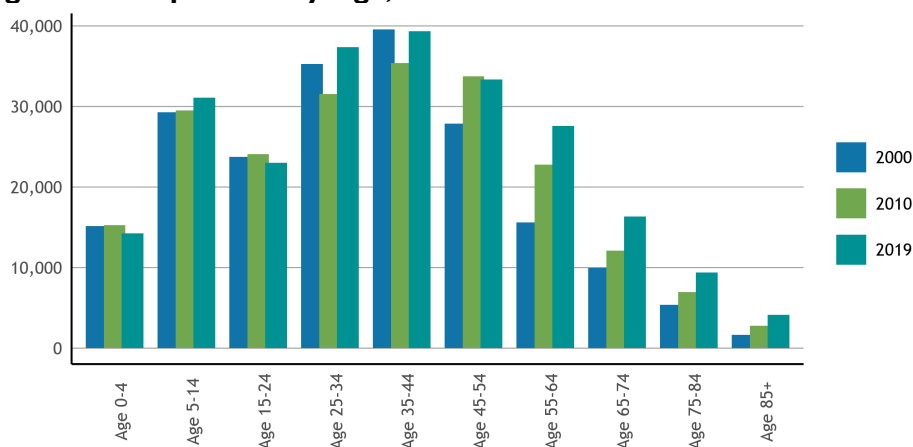
Source: California Department of Finance, E-5 series Note: The data shown on the graph represents population for the jurisdiction, county, and region indexed to the population in the first year shown. The data points represent the population relative to populations in that year.

Distribution of Age Groups

The distribution of age groups in a city shapes what types of housing the community may need in the near future. An increase in the older population means there is a developing need for more senior housing options with senior services, while higher numbers of children and young families points to the need for more family housing options and related services. There has also been a move by many to age-in-place or downsize to stay within their communities, which can mean more multifamily and accessible units are also needed. Accessory dwelling units provide an option for individuals to age in place and support intergenerational households.

In Fremont, the median age in 2000 was 33.6; by 2019, this figure had increased significantly, landing at around 38 years. This increase in median age was largely driven by increases in the 55-and-over population.

Figure 4-2. Population by Age, 2000-2019

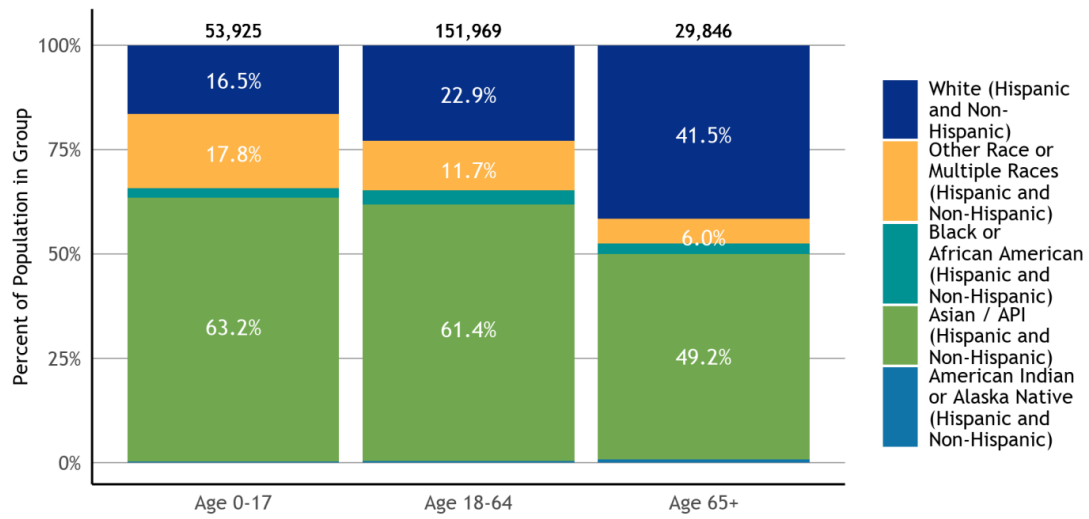


Universe: Total population

Source: U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001

Looking at the senior and youth population by race can add an additional layer of understanding, as families and seniors of color (non-white racial groups) are more likely to experience challenges finding affordable housing. People of color make up more than half of the senior population (58.5%), although this percentage is less than the percentage of people of color within Fremont’s population as a whole (79.8%). An even larger percentage of the youth population (83.5%) are people of color, which indicates that affordable housing needs in the community are likely to grow in later years of the 2023-2031 planning period as those teenagers move into adulthood.

Figure 4-3. Senior and Youth Population by Race



Notes: In the sources for this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity, and an overlapping category of Hispanic / non-Hispanic groups has not been shown to avoid double counting in the stacked bar chart.

Universe: Total population

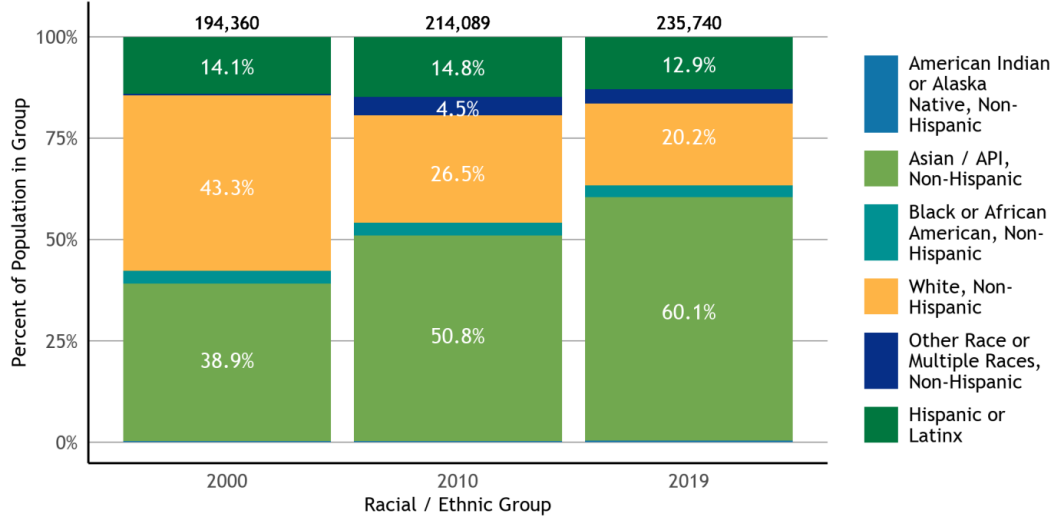
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-G)

Population Race and Ethnicity

Understanding the racial makeup of a city and region is important for designing and implementing effective housing policies and programs. These patterns are shaped by both market factors and government actions, such as exclusionary zoning, discriminatory lending practices and displacement that has occurred over time and continues to impact communities of color today. Since 2000, the percentage of residents in Fremont identifying as White has decreased – and by the same token the percentage of residents of all other races and ethnicities has increased – by 23.1 percentage points, with the 2019 population standing at 47,564. In absolute terms, the Asian / API, Non- Hispanic population increased the most while the White, Non-Hispanic population decreased the most.

As discussed in the previous section, the decrease in the White, Non-Hispanic population occurred primarily among younger members of the community. In 2019, the percentage of the senior population that was White, Non-Hispanic was 41.5%, which is roughly the percentage of the total population that was White, Non-Hispanic two decades earlier, in 2000 (43.3%). As discussed later in this document, younger householders in Fremont are more likely to be renters. Actions to affirmatively further fair housing and increase rental housing options would therefore target the needs of the younger Non-White population.

Figure 4-4. Population by Race, 2000-2019



Notes: Data for 2019 represents 2015-2019 ACS estimates. The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this graph, the “Hispanic or Latinx” racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Universe: Total population

Source: U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002

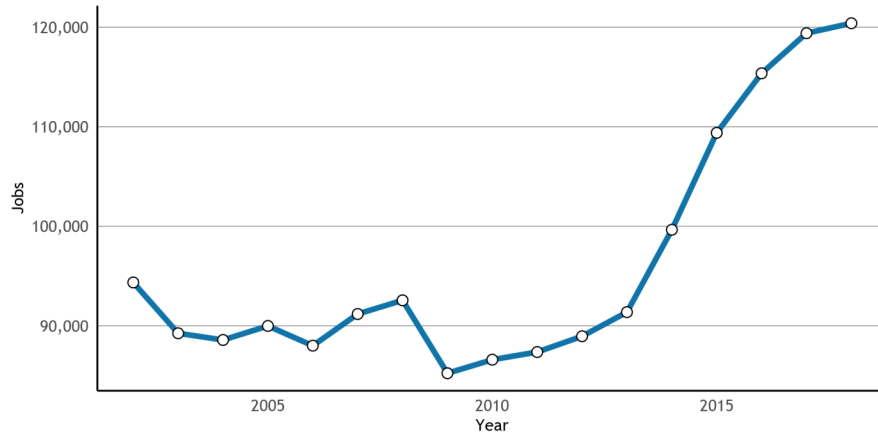
Balance of Jobs and Workers in Fremont

A city houses employed residents who either work in the community where they live or work elsewhere in the region. Conversely, a city may have job sites that employ residents from the same city or employ workers commuting from outside of it. Smaller cities typically will have more employed residents than jobs there and export workers, while larger cities tend to have a surplus of jobs and import workers. To some extent the regional transportation system is set up for this flow of workers to the region's core job centers. At the same time, as the housing affordability crisis has illustrated, local imbalances may be severe, where local jobs and worker populations are out of sync at a sub-regional scale.

One measure of this is the relationship between workers and jobs. A city with a surplus of workers "exports" workers to other parts of the region, while a city with a surplus of jobs must conversely "import" them.

As shown in the figure below, the number of jobs in Fremont increased significantly between 2002 and 2018 by 27.6%.

Figure 4-5. Jobs in Fremont



Universe: Jobs from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment

Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized.

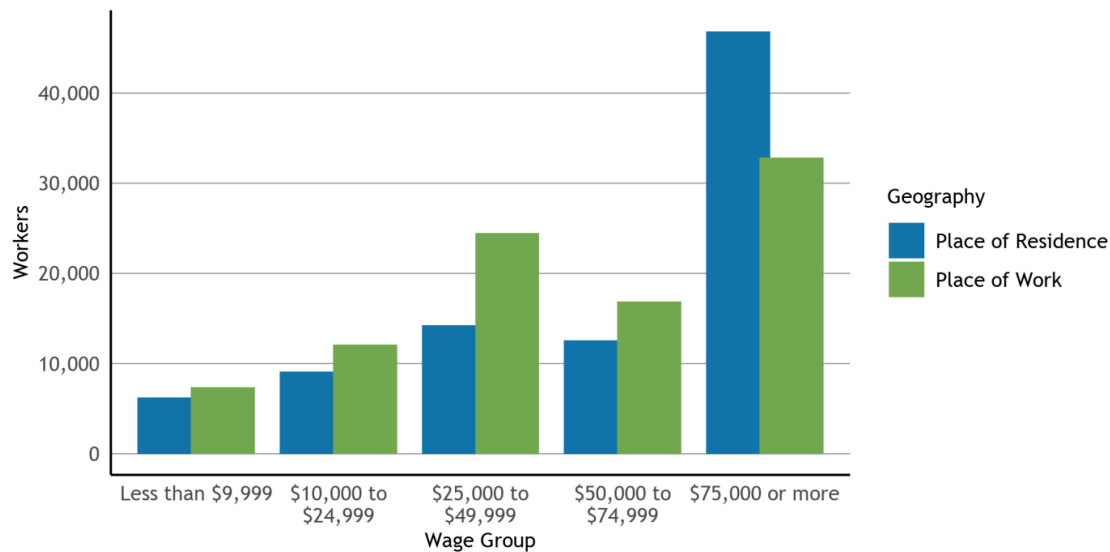
Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018

There are 89,027 employed residents, and 93,659 jobs¹ in Fremont - the ratio of jobs to resident workers is 1.05; Fremont is therefore a net importer of workers. Plan Bay Area 2050 forecasts that the Bay Area will add 1.4 million new jobs between 2015 and 2050, resulting in a total of 5.4 million jobs. The continuing trend of job growth in the region will continue to place pressure on the housing needs in Bay Area communities.

¹ Employed *residents* in a jurisdiction is counted by place of residence (they may work elsewhere) while *jobs* in a jurisdiction are counted by place of work (they may live elsewhere). The jobs may differ from those reported as the source for the time series is from administrative data, while the cross-sectional data is from a survey.

The following figure shows the balance for Fremont when comparing jobs to workers, broken down by different wage groups, offering additional insight into local dynamics. A community may offer employment for relatively low-income workers but have relatively few housing options for those workers - or conversely, it may house residents who are low wage workers but offer few employment opportunities for them. Such relationships may cast extra light on potentially pent-up demand for housing in particular price categories. A relative surplus of jobs relative to residents in a given wage category suggests the need to import those workers, while conversely, surpluses of workers in a wage group relative to jobs means the community will export those workers to other jurisdictions. Such flows are not inherently bad, though over time, sub-regional imbalances may appear.

Figure 4-6. Workers by Earnings, Fremont as Place of Work and Place of Residence



Universe: Workers 16 years and over with earnings

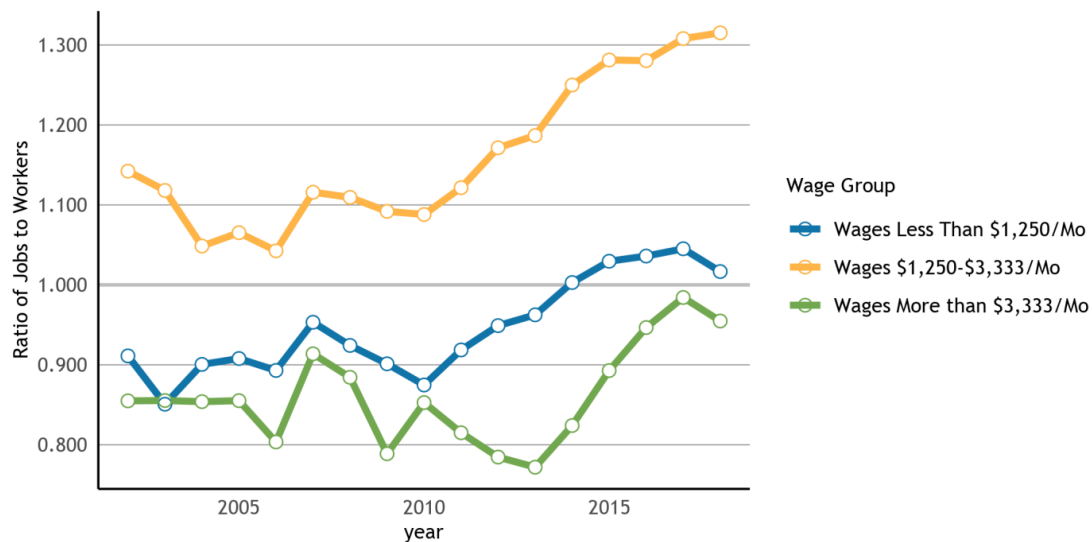
Source: U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519

Fremont has more low-wage jobs than low wage residents (where low-wage refers to jobs paying less than \$50,000). At the other end of the wage spectrum, the city has more high-wage residents than high-wage jobs (where high-wage refers to jobs paying more than \$75,000).² This suggests that increasing the availability of affordable housing will create more opportunities for people to live and work in the Fremont community, which also supports the City’s goal of reducing vehicle miles travelled and greenhouse gas emissions.

² The source table is top-coded at \$75,000, precluding more fine grained analysis at the higher end of the wage spectrum.

The following figure shows the balance of Fremont’s resident workers to the jobs located in Fremont for different wage groups as a ratio. A value of 1 means that a city has the same number of jobs in a wage group as it has resident workers - in principle, a balance. Values above 1 indicate a jurisdiction will need to import workers for jobs in a given wage group. At the regional scale, this ratio is 1.04 jobs for each worker, implying a modest import of workers from outside the region. In Fremont, the jobs-worker ratio is by far the highest in the \$1,250-\$3,333/month (\$15,000-\$39,996/year) work group, where there are approximately 1.3 jobs per worker.

Figure 4-7. Jobs-Worker Ratio, by Wage Group

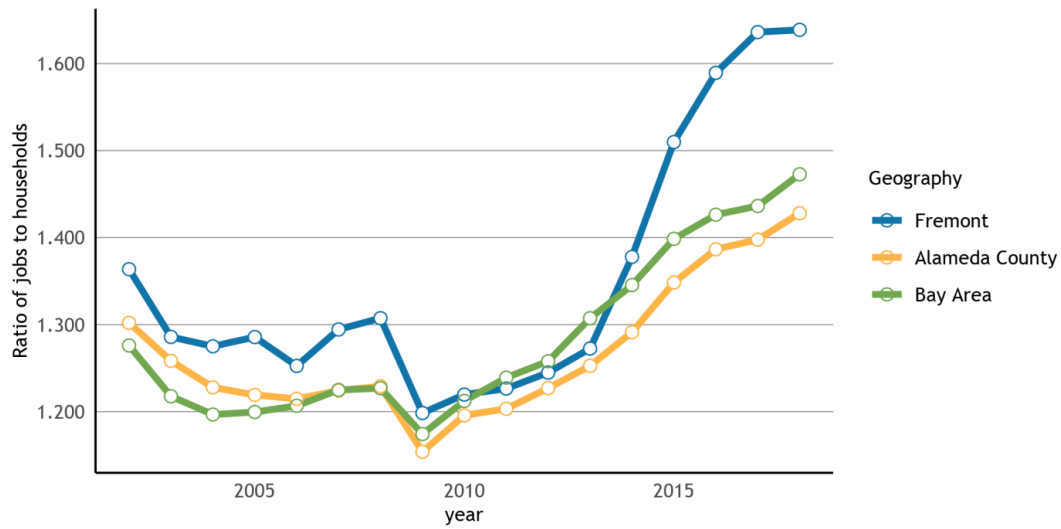


Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment
Notes: The ratio compares job counts by wage group from two tabulations of LEHD data: Counts by place of work relative to counts by place of residence. See text for details.
Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs); Residence Area Characteristics (RAC) files (Employed Residents), 2010-2018

The balance between jobs and workers may directly influence the housing demand in a community. New jobs may draw new residents, and when there is high demand for housing relative to supply, many workers may be unable to afford to live where they work, particularly where job growth has been in relatively lower wage jobs. This dynamic not only means many workers will need to prepare for long commutes and time spent on the road, but in the aggregate it contributes to traffic congestion and time lost for all road users. If there are more jobs than employed residents, it means a city is relatively jobs-rich, typically also with a high jobs to household ratio.

The jobs-household ratio in Fremont increased from 1.36 in 2002, to 1.64 jobs per household in 2018, consistent with the increase in jobs in Fremont and the additional units developed over the same time period.

Figure 4-8. Jobs-Household Ratio



Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment; households in a jurisdiction.

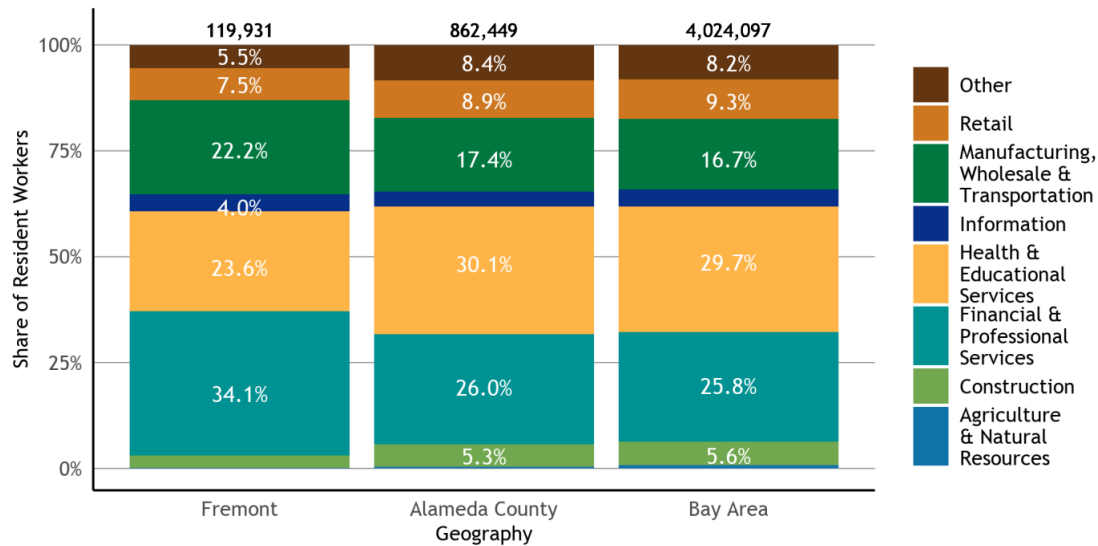
Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized. The ratio compares place of work wage and salary jobs with households, or occupied housing units. A similar measure is the ratio of jobs to housing units. However, this jobs-household ratio serves to compare the number of jobs in a jurisdiction to the number of housing units that are actually occupied. The difference between a jurisdiction's jobs-housing ratio and jobs-household ratio will be most pronounced in jurisdictions with high vacancy rates, a high rate of units used for seasonal use, or a high rate of units used as short-term rentals.

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 2002-2018; California Department of Finance, E-5 (Households)

Sectoral Composition of Fremont Resident Jobs

In terms of sectoral composition, the three primary industries in which Fremont residents work is Financial & Professional Services (34.1%), followed by Health & Educational Services (23.6%) and Manufacturing, Wholesale and Transportation (22.2%). Fremont residents are much more likely to work in the Financial & Professional Services and Manufacturing, Wholesale and Transportation industries than residents of Alameda County and the Bay Area as a whole. The largest sector in which Alameda County residents and Bay Area residents work is the Health & Educational Services industry.

Figure 4-9. Resident Employment by Industry



Universe: Civilian employed population age 16 years and over

Notes: The data displayed shows the industries in which jurisdiction residents work, regardless of the location where those residents are employed (whether within the jurisdiction or not). Categories are derived from the following source tables:

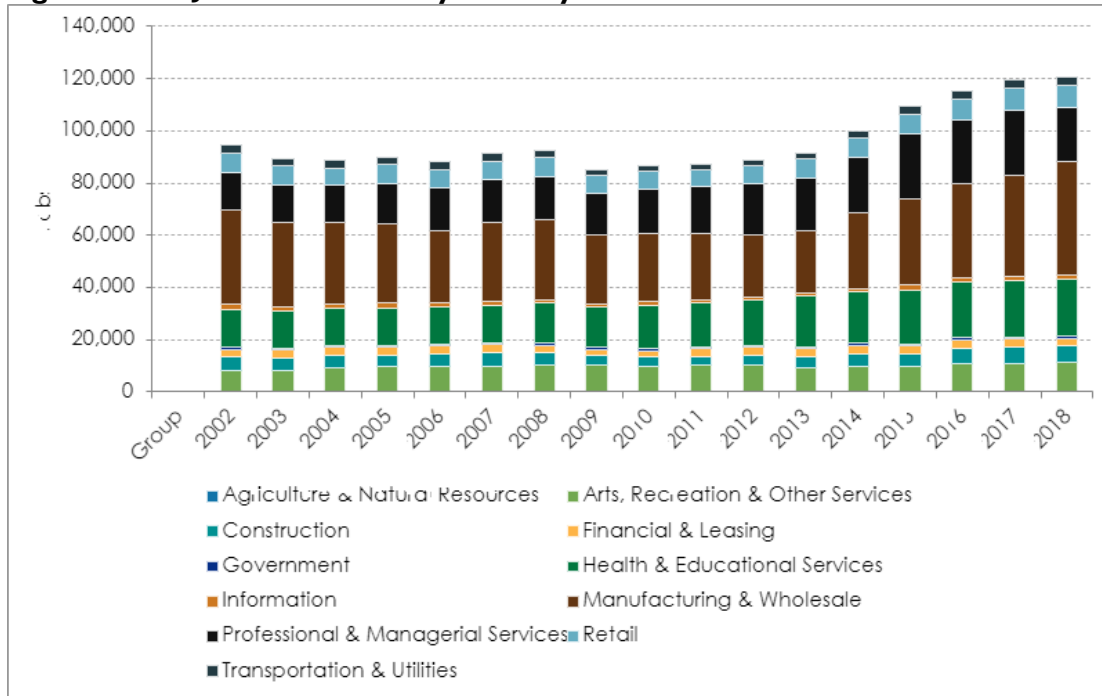
Agriculture & Natural Resources: C24030_003E, C24030_030E; Construction: C24030_006E, C24030_033E; Manufacturing, Wholesale & Transportation: C24030_007E, C24030_034E, C24030_008E, C24030_035E, C24030_010E, C24030_037E; Retail: C24030_009E, C24030_036E; Information: C24030_013E, C24030_040E; Financial & Professional Services: C24030_014E, C24030_041E, C24030_017E, C24030_044E; Health & Educational Services: C24030_021E, C24030_024E, C24030_048E, C24030_051E; Other: C24030_027E, C24030_054E, C24030_028E, C24030_055E

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24030

Sectoral Composition of Jobs Located in Fremont

The sectoral composition of jobs located in Fremont differs from the sectoral composition of jobs of Fremont residents. The largest sector of jobs in Fremont is Manufacturing, Wholesale & Transportation, which accounts for more than one-third of all jobs located in Fremont. There is a high concentration of jobs in this industry because Fremont has a strong industrial base supported by major manufacturers such as Tesla.

Figure 4-10. Jobs in Fremont by Industry



Universe: Jobs from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel

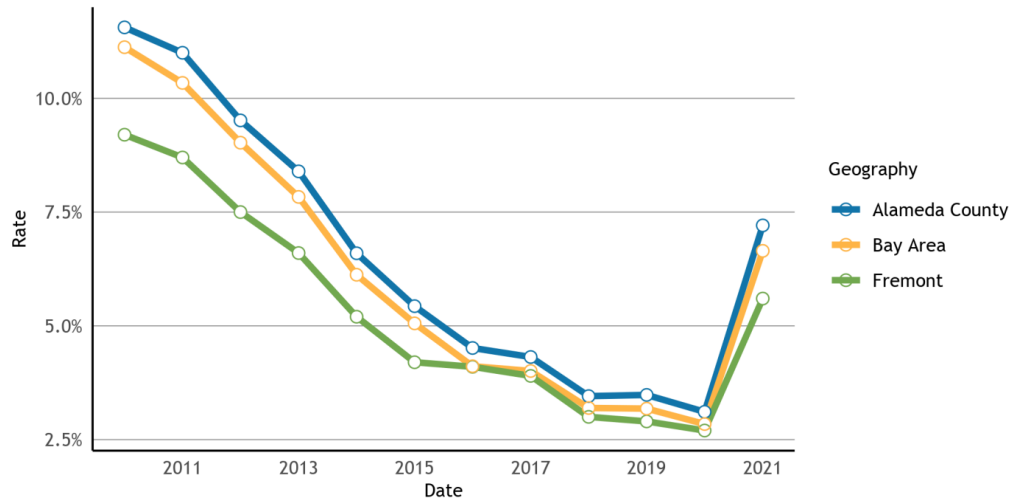
Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized.

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018.

Unemployment

In Fremont, there was a 3.6 percentage point decrease in the unemployment rate between January 2010 and January 2021. Jurisdictions through the region experienced a sharp rise in unemployment in 2020 due to impacts related to the COVID-19 pandemic, though with a general improvement and partial recovery in the later months of 2020. The effects of the COVID-19 pandemic on unemployment are uncertain over the next several years, but in the long term, Plan Bay Area 2050 still anticipates strong job growth in the region through 2050. The long-term availability of jobs will attract workers to the region and place pressure on the housing market.

Figure 4-1 I. Unemployment Rate



Universe: Civilian noninstitutional population ages 16 and older

Notes: Unemployment rates for the jurisdiction level is derived from larger-geography estimates. This method assumes that the rates of change in employment and unemployment are exactly the same in each sub-county area as at the county level. Only not seasonally adjusted labor force (unemployment rates) data are developed for cities and CDPs.

Source: California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021.

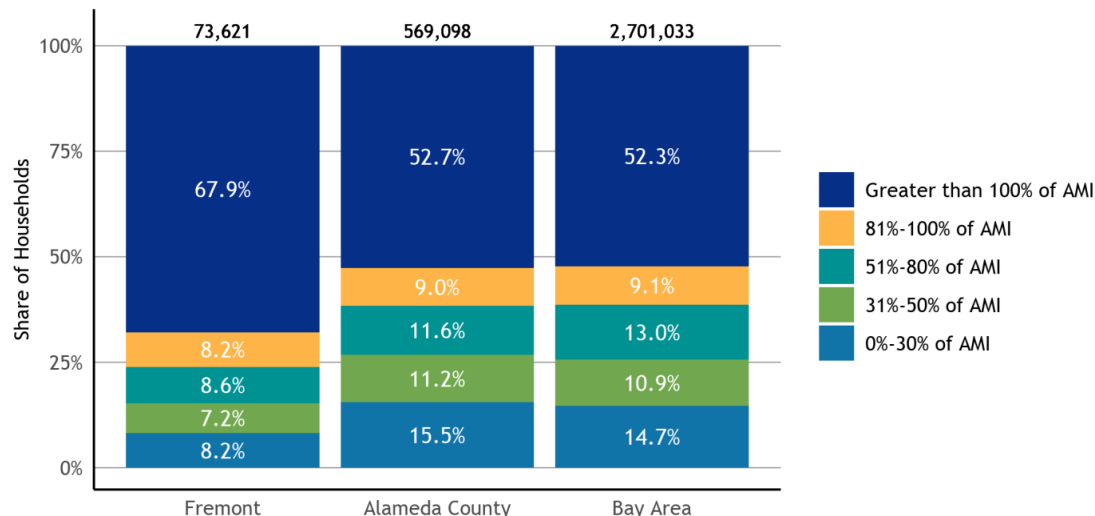
Extremely Low-Income Households

Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the highest income inequality between high- and low-income households in the state³.

There are 75,687 households living in Fremont as of 2019.⁴ Of those, 67.9% make more than 100% of the Area Median Income (AMI), compared to 8.2% making less than 30% of AMI. Regionally, more than half of all households make more than 100% AMI, while 15% make less than 30% AMI. In Alameda County, 30% AMI is the equivalent to the annual income of \$34,850 for a family of four. Many households with multiple wage earners – including food service workers, teachers, farmworkers, and healthcare professionals – can fall into lower AMI categories due to relatively stagnant wages in many industries.

The figure below summarizes the income levels of Fremont households. Fremont has a greater percentage of households earning more than 100% AMI than Alameda County and the Bay Area as whole.

Figure 4-12. Households by Household Income Level⁵



Universe: Occupied housing units

Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, including the Oakland-Fremont Metro Area (Alameda and Contra Costa Counties). The data that is reported for the Bay Area is not based on a regional AMI but instead refers to the regional total of households in an income group relative to the AMI for the county where that household is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Of particular concern for the 2023-2031 Housing Element are the number of extremely low-income households in Fremont. Extremely low-income households are those with an income of less than 30% of

³ Bohn, S.et al. 2020. Income Inequality and Economic Opportunity in California. *Public Policy Institute of California*.

⁴ U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042. Note that some other data on this page uses the 2013-2017 calculation, which reflects a lower count of households.

⁵ Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, including the nine county Bay Area. The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. Households making between 80 and 120 percent of the AMI are moderate-income, those making 50 to 80 percent are low-income, those making 30 to 50 percent are very low-income, and those making less than 30 percent are extremely low-income. This is then adjusted for household size.

AMI (\$42,850 for a family of four in 2022). Of 75,687 households in Fremont, there are currently a total of 6,206 extremely low-income households. During the next planning period, Fremont's housing need for extremely low-income households is 2,177 units. Therefore, the projected number of extremely low-income households in Fremont in 2023 is 8,383 households.

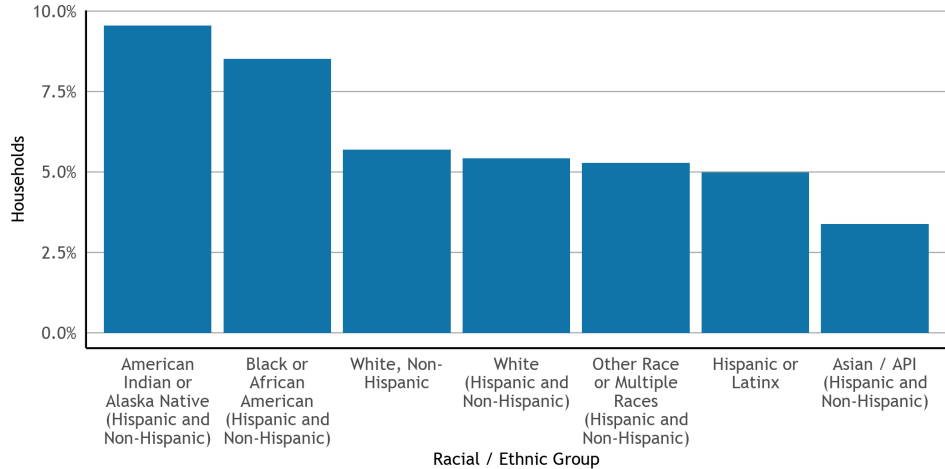
Extremely low and very low-income households are more likely to experience housing challenges than households with higher incomes. Housing challenges include lack of homeownership options, displacement, substandard housing, cost burden, and overcrowding. An analysis of these disproportionate impacts is found in Chapter 7, Fair Housing Analysis, on pages 7-74 through 7-110. A discussion of the effectiveness of past policies to address these disparities and future proposed policies is found on pages 7-111 through 7-114.

Poverty Status by Race

People of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents.⁶ These economic disparities also leave communities of color at higher risk for housing insecurity, displacement or homelessness.

In Fremont, residents in the “American Indian or Alaska Native (Hispanic and Non-Hispanic)” racial or ethnic group experience the highest rates of poverty (9.5%), followed by Black or African American (Hispanic and Non-Hispanic) residents (8.5%). White, Multiple Race and Hispanic or Latinx residents are slightly less likely to experience poverty (between 5% and 5.7%), and Asian/API residents are the least likely (3.4%).

Figure 4-13. Poverty Status by Race



Universe: Population for whom poverty status is determined
Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the population for whom poverty status is determined for this jurisdiction. However, all groups labelled “Hispanic and Non-Hispanic” are mutually exclusive, and the sum of the data for these groups is equivalent to the population for whom poverty status is determined.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17001(A-I)

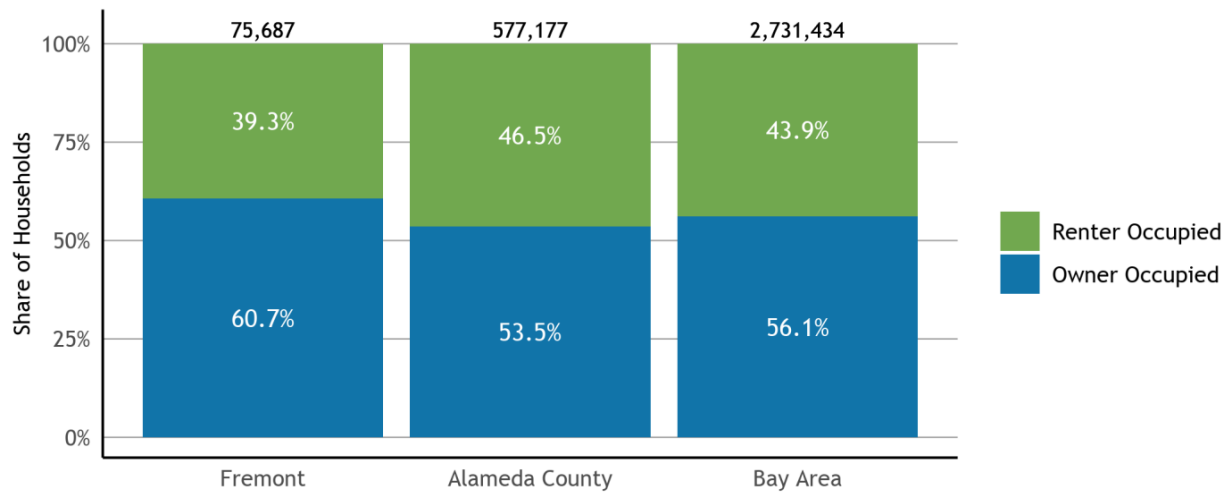
⁶ Moore, E., Montojo, N. and Mauri, N., 2019. Roots, Race & Place: A History of Racially Exclusionary Housing the San Francisco Bay Area. *Hass Institute*.

Housing Tenure of Fremont Residents

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity – ability for individuals to stay in their homes – in a city and region. Generally, renters may be displaced more quickly if prices increase.

In Fremont, there are a total of 75,687 housing units, and fewer residents rent than own their homes: 39.3% versus 60.7%. By comparison, 46.5% of households in Alameda County are renters, while 44% of Bay Area households rent their homes.

Figure 4-14. Housing Tenure



Universe: Occupied housing units

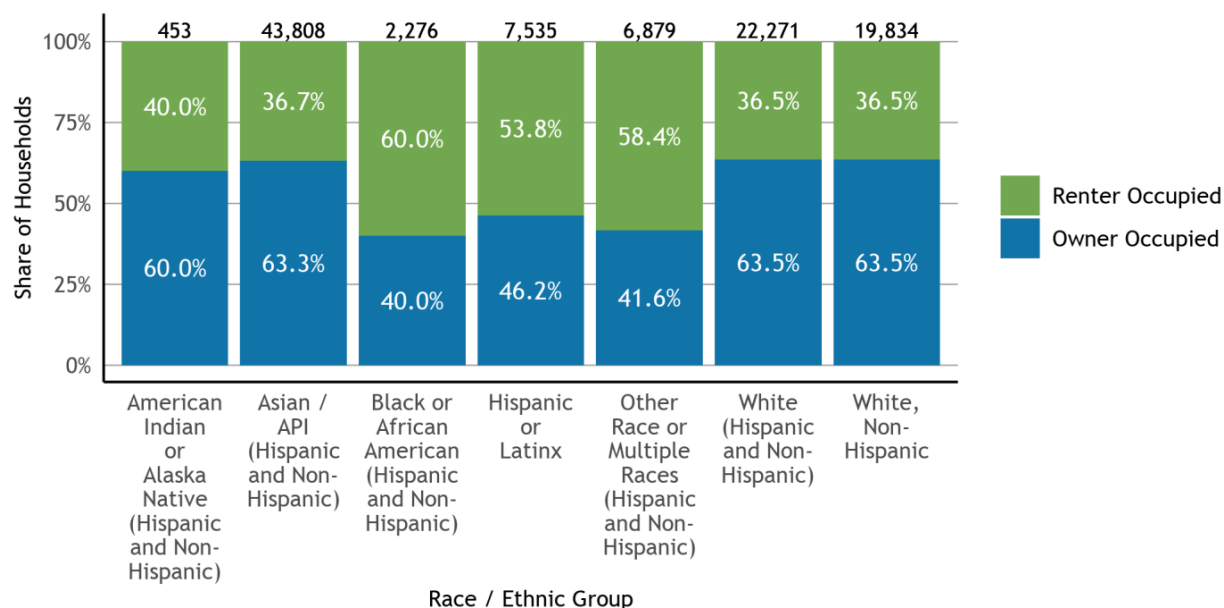
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003

Housing Tenure by Race

Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. These disparities not only reflect differences in income and wealth but also stem from federal, state, and local policies that limited access to homeownership for communities of color while facilitating home buying for white residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident across Bay Area communities.⁷

Per Figure 15, 40.0% of Black households in Fremont owned their homes, while homeownership rates were 63.3% for Asian households, 46.2% for Latinx households, and 63.5% for White households.

Figure 4-15. Housing Tenure by Race of Householder



Universe: Occupied housing units

Notes: For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003(A-I)

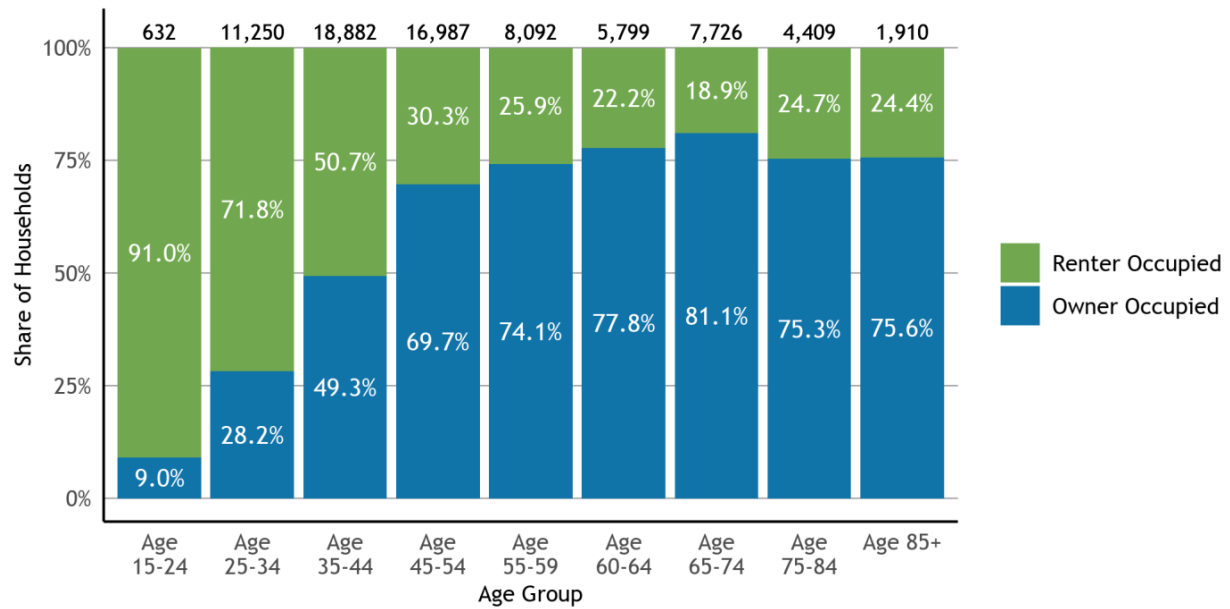
⁷ See, for example, Rothstein, R. (2017). *The color of law : a forgotten history of how our government segregated America*. New York, NY & London, UK: Liveright Publishing.

Housing Tenure by Age

The age of residents who rent or own their home can also signal the housing challenges a community is experiencing. Younger households tend to rent in higher percentages and often struggle to buy a first home in the Bay Area due to high housing costs. At the same time, senior homeowners seeking to downsize may have limited options in an expensive housing market.

In Fremont, 58.6% of householders between the ages of 25 and 44 are renters, while 21.5% of householders over 65 are renters. This data strongly suggests that younger households are having a difficult time entering the home ownership market.

Figure 4-16. Housing Tenure by Age



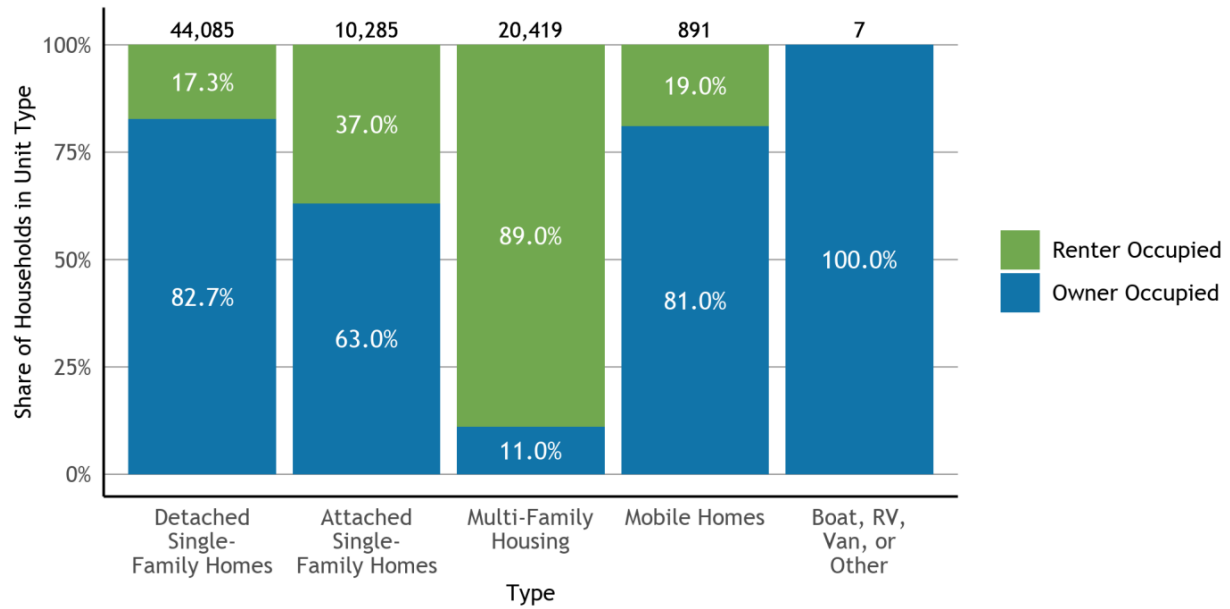
Universe: Occupied housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007

Housing Tenure by Housing Type

In many cities, homeownership rates for households in single-family homes are substantially higher than the rates for households in multi-family housing. In Fremont, 82.7% of households in detached single-family homes are homeowners, while 11.0% of households in multi-family housing are homeowners.

Figure 17. Housing Tenure by Housing Type



Universe: Occupied housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032

Resident Displacement

Displacement can have a range of negative effects at the individual, household, community, and regional levels. Often, individuals and households that are displaced must move further from their places of work, established childcare arrangements, and social support networks, while children in displaced households may experience a disruption in schooling. Widespread displacement often exacerbates inequalities in access to opportunity and patterns of segregation as lower-income households are increasingly excluded from higher-cost areas. In cities where residents have been displaced, these trends can have a negative impact on the economic, racial, ethnic, and social diversity of the local population. In addition, local employers in high-cost areas often have difficulty recruiting and retaining workers for lower-paying jobs that are necessary to support local economic activity. These trends can also lead to workers commuting long distances to jobs in higher-cost communities, creating negative impacts in terms of both equity and the environment.

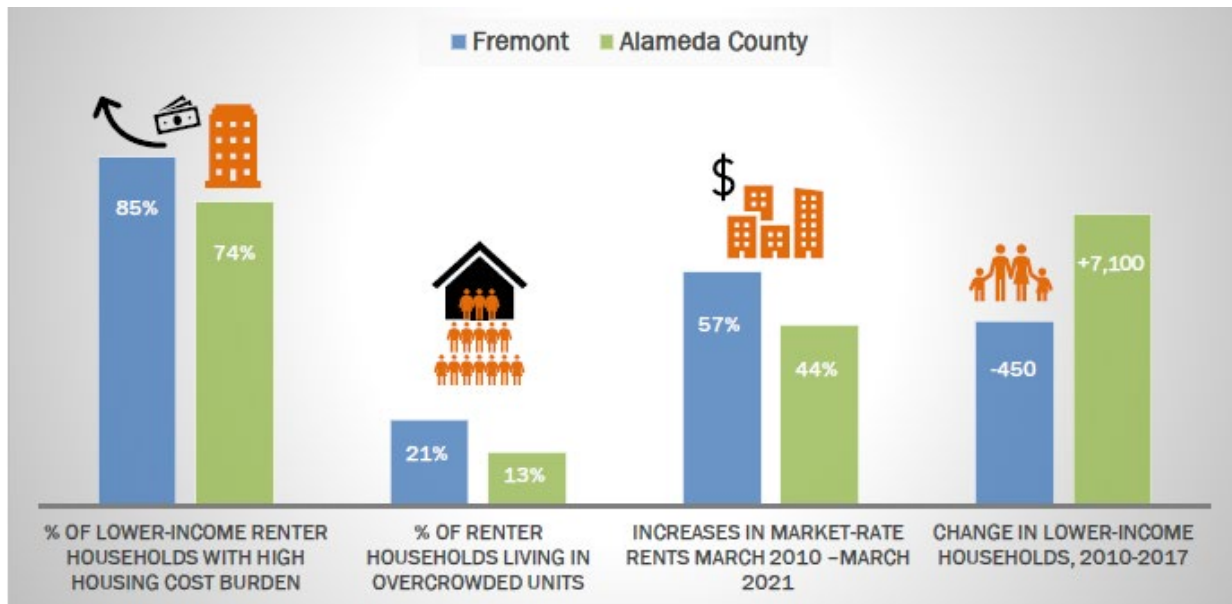
In the context of neighborhood change, the term “displacement” typically refers to existing residents’ involuntary movement out of the community, usually due to increases in housing costs and strong demand for housing coupled with a shortage of options for lower-income households.

While there is a shortage of data that can provide direct information on whether displacement has occurred or whether households are at risk of displacement, there are various data sources that provide information that, taken together, provide an indication of the extent to which households are impacted by displacement. Data that could indicate that households have been displaced or are at risk of displacement include:

- Significant increases in residential rents and sale prices;
- Rents and sale prices that exceed the affordability threshold for lower-income households;
- Low residential vacancy rates;
- Decreases in the number of lower-income households in Fremont over time;
- The presence of lower-income households for which housing costs are equal to an inordinate share of household income;
- Overcrowding in residential units;
- A shortage of units affordable to lower-income households; and
- Changes in commute patterns that demonstrate an increase in workers commuting from longer distances.

In 2021, the City of Fremont completed a Residential Displacement Study (prepared by Bay Area Economics) which analyzed the risk of displacement in Fremont based on the factors noted above. Of note, the Displacement Study identified that lower-income Fremont renters have higher rates of high housing cost burden than the countywide average, renter households in Fremont are more likely to live in overcrowded units than are renter households in Alameda County overall, and Fremont has experienced more significant increases in market-rate rents than Alameda County overall and tends to have a lower rental vacancy rate. Fremont has experienced a decrease in lower-income households during recent years, while the number of lower-income households in Alameda County has increased.

Figure 4-17. Displacement Study Highlights



Source: Residential Displacement Study, Bay Area Economics, 2021

Additionally, 70% of the social service providers in Fremont that responded to a survey related to the Displacement Study indicated that their clients had moved out of Fremont, were at risk of displacement, or were planning to move out of Fremont due to economic hardship or other reasons beyond their control.

QUOTES FROM LOCAL SOCIAL SERVICE PROVIDERS

“ The only way that clients are able to stay in the Tri-City area is if housing such as BMR, low-income housing becomes available. ”

“ For the apartment buildings that offer units for low income units, the lottery is like a real-life lotto. The wait time to turn in applications is extremely long. Opportunities in Fremont [are] almost non-existent and sadly many of our families are leaving the area. ”

“ Many of our clients have definitely had to move away. Their children are the ones who are deeply affected. Young professionals have to work 2-3 jobs just to be able to stay in Fremont. For those who stay in California, they are moving to the Central Valley, others to Florida or Texas. ”

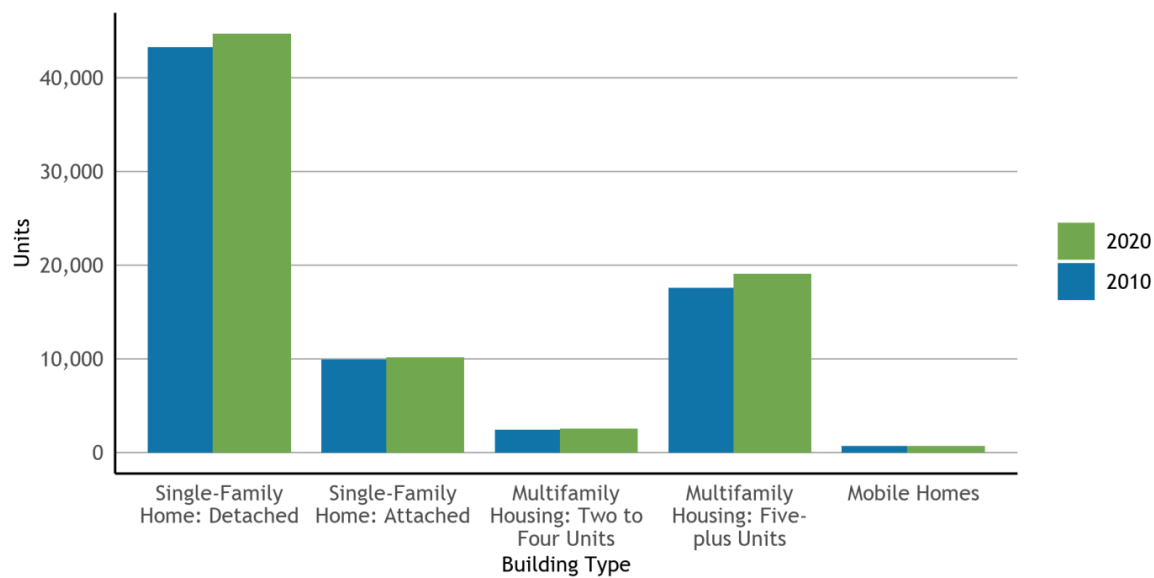
Source: Residential Displacement Study, Bay Area Economics, 2021

Housing Types Trends

The area that would become Fremont began growing quickly after World War II. Following incorporation of the City of Fremont in 1956, the newly formed city government adopted a General Plan that reflected the automobile-centric planning philosophies of the time period and facilitated the conversion of large swaths of agricultural and industrial land into large scale single-family residential subdivisions. As a result, much of Fremont’s land area was developed with single-family housing. At the time of the adoption of the 2011 General Plan, approximately 85% of the residentially developed land was developed with single-family homes.

In more recent years, the strategically urban growth framework in the General Plan has led to the development of more multifamily housing and accessory dwelling units (ADUs), and less single-family housing. The housing stock of Fremont in 2020 was made up of 57.8% single family detached homes, 13.2% single family attached homes, 3.3% multifamily homes with 2 to 4 units, 24.7% multifamily homes with 5 or more units, and 0.9% mobile homes. The housing type that experienced the most growth between 2010 and 2020 was Multifamily Housing with five or more units.

Figure 4-18. Housing Type Trends

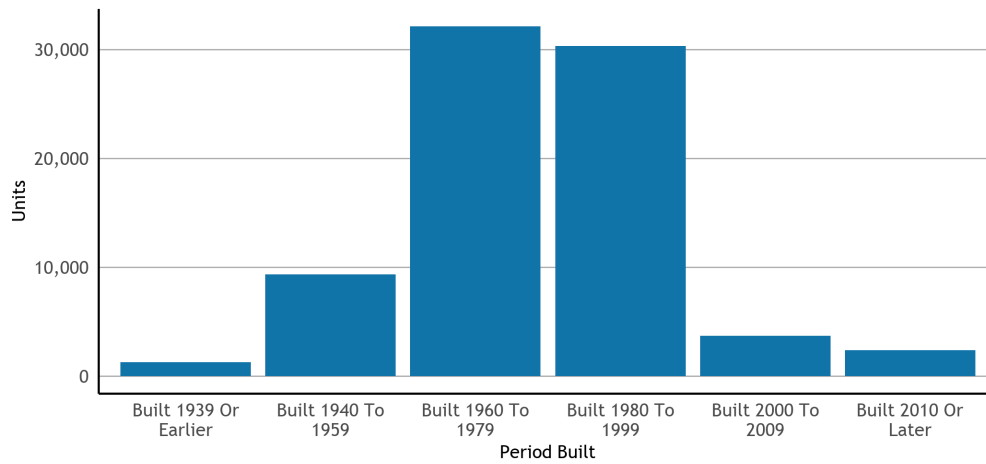


Universe: Housing units

Source: California Department of Finance, E-5 series

Production has not kept up with housing demand for several decades in the Bay Area, as the total number of units built and available has not yet come close to meeting the population and job growth experienced throughout the region. In Fremont, the largest proportion of the housing stock was built from 1960 to 1979, with 32,139 units constructed during this period. Nearly as many units were built between 1980 and 1999, with that period witnessing a growth of 30,330 units. The vast majority (79%) of Fremont’s housing stock was built within these two periods. The “Built 2010 or Later” column does not reflect recently constructed units because 2015-2019 ACS data was utilized, but accounting for recently built units would not substantially increase the “Built 2010 or Later” column.

Figure 4-19. Housing Units by Year Structure Built



Universe: Housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034

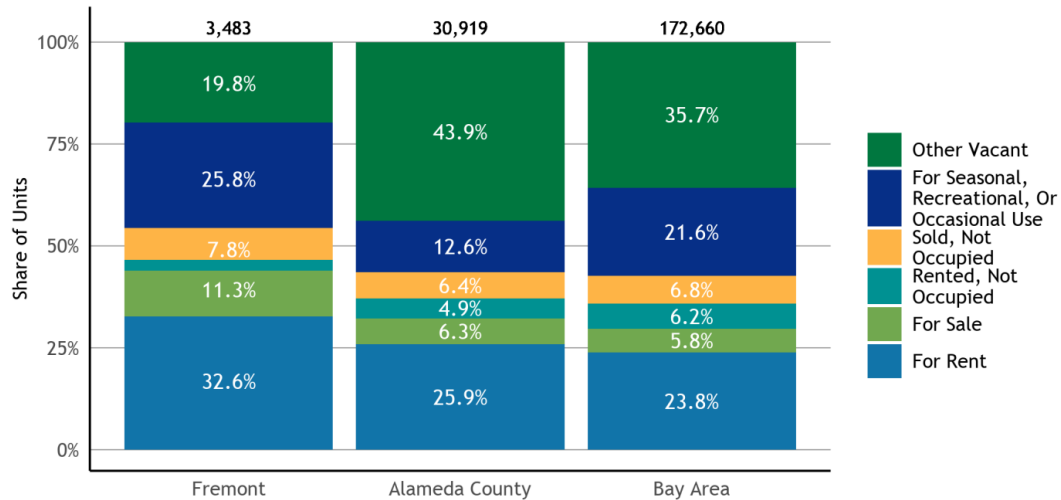
Notes:

Vacant Units

Throughout the Bay Area, vacancies make up 2.6% of the total housing units, with homes listed for rent; units used for recreational or occasional use, and units not otherwise classified (other vacant) making up the majority of vacancies. The Census Bureau classifies a unit as vacant if no one is occupying it when census interviewers are conducting the American Community Survey or Decennial Census. Vacant units make up 4.4% of the overall housing stock in Fremont. The rental vacancy stands at 4.0%, while the ownership vacancy rate is 1.4%. Of the vacant units, the most common type of vacancy is For Rent (see Figure 21).⁸

Compared to Alameda County and the Bay Area, Fremont has a higher proportion of units that are awaiting rent or sale, and a lower proportion of vacant units that are “other vacant”. The Census Bureau classifies units as “other vacant” if they are vacant due to foreclosure, personal/family reasons, legal proceedings, repairs/renovations, abandonment, or vacant for an extended absence for reasons such as a work assignment, military duty, or incarceration.⁹ In a region with a thriving economy and housing market like the Bay Area, units being renovated/repared are likely to represent a large portion of the “other vacant” category. Additionally, the need for seismic retrofitting in older housing stock could also influence the proportion of “other vacant” units.¹⁰

Figure 4-20. Vacant Units by Type



Universe: Vacant housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004

Furthermore, Fremont has a significantly larger percentage of units classified as “for recreational or occasional use” than Alameda County and the Bay Area. Units in this classification are occupied only for short term periods of use throughout the year, such as short-term rentals like AirBnB. There are approximately 900 units in Fremont that could be long-term housing units, that are instead being used for

⁸ The vacancy rates by tenure is for a smaller universe than the total vacancy rate first reported, which in principle includes the full stock (4.4%). The vacancy by tenure counts are rates relative to the rental stock (occupied and vacant) and ownership stock (occupied and vacant) - but exclude a significant number of vacancy categories, including the numerically significant *other vacant*.

⁹ For more information, see pages 3 through 6 of this list of definitions prepared by the Census Bureau:

<https://www.census.gov/housing/hvs/definitions.pdf>

¹⁰ See Dow, P. (2018). Unpacking the Growth in San Francisco’s Vacant Housing Stock: Client Report for the San Francisco Planning Department. University of California, Berkeley.

these purposes. While many other Bay Area jurisdictions have restricted short-term rentals within recent years, the City of Fremont does not currently have any such regulations. This may explain the relatively large share of short-term rentals within the City, due to the lack of required permitting and regulatory hurdles. In order to encourage the conversion of short-term rentals into long-term housing stock, the City is proposing to develop a short-term rental ordinance during the next planning period. Program 9 would establish a short-term rental ordinance that discourages or disallows short-term rentals that remove permanent long-term housing units from the market. The City shall also consider a program to promote the conversion of short-term rentals into long-term rental housing options, like ADUs.

Assisted Housing Developments at Risk of Conversion

Pursuant to Government Code Section 65583(a)(9), a housing element must identify and analyze affordable housing developments that are “at risk” of reverting to market rate rents as government financing and associated occupancy restrictions expire.

Affordable and At-Risk Units

The table below identifies affordable rental housing developments in Fremont and highlights (bold/underline) the developments that may be at risk of converting to market rate housing units during the 2023 to 2031 timeframe. The data in the table comes from the California Housing Partnership’s Preservation Database, the state’s most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing and is supplemented by records from Fremont’s Housing Division.

Table 4-4. Affordable and At-Risk Housing Units

Name	Address	Affordable Units	Active Program(s) / Eligible Applicants	City Regulated	Exp. Date
34320 Fremont	34320 Fremont Blvd	53	LIHTC	Y	
Archstone Fremont	39410 Civic Center Dr	65	LIHTC / Families, Seniors, Disabled		2030
Baywood Apartments	4275 Bay Street	80	LIHTC; Local / Families; Disabled	Y	2104
Bridgeway East	4145 Bay Street	18	LIHTC; Local	Y	2097
Canyon Flats	44960 Warm Springs Blvd	70	LIHTC / Families, Seniors, Disabled	Y	2074
Century Village Apts	41299 Paseo Padre Pkwy	99	LIHTC; CalHFA; Local / Families, Seniors, Disabled	Y	2094
City Center Apartments	38631 Fremont Blvd	59	LIHTC; HCD / Families, Seniors, Disabled	Y	2073
Cottonwood Place	3701 Peralta Blvd	97	LIHTC; HUD; Local / Seniors, Disabled	Y	2066
Doug Ford Senior	4038 Irvington Avenue	89	LIHTC / Seniors	Y	2073
Fremont Oak Gardens	2681 Driscoll Road	49	LIHTC; CalHFA; Local / Seniors	Y	2055
Geo Apartments	Old Warm Springs Blvd	101	LIHTC / Families, Seniors, Disabled	Y	2072
Glen Haven Apartments	4262 Central Avenue	57	LIHTC; Local / Families	Y	2060
Glenview Apartments	4400 Central Avenue	70	LIHTC; Local / Families	Y	2060
Good Shepherd Residence	1335 Mowry Avenue	32	HUD		Exp
Granite Ridge Apartments	37350 Sequoia Road	72	LIHTC / Families	Y	2074
Innovia	3051 Quantum Drive	287	LIHTC / Families, Seniors, Disabled	Y	2071
Irvington Terrace	4109 Broadmoor Cmn	99	LIHTC; HCD; Local / Families, Seniors, Disabled	Y	2104
Laguna Commons	41152 Fremont Blvd	63	LIHTC; Local / Families, Seniors, Disabled	Y	2070
Lincoln Oaks Apartments	40852 Lincoln Street	10	HCD; HUD; Local / Disabled	Y	2102
Main Street Apartments	3615 Main Street	63	LIHTC; CalHFA; Local / Families, Seniors, Disabled	Y	2066
Maple Square	4163 Baine Avenue	130	LIHTC; HCD; Local / Families	Y	2103
Oroysom Village	43280 Bryant Terrace	59	LIHTC; Local / Families; Disabled	Y	2097

Name	Address	Affordable Units	Active Program(s) / Eligible Applicants	City Regulated	Exp. Date
Oroysom Village Senior	221 Bryant Terrace	40	HUD; HCD; Local / Seniors	Y	2097
Osgood Apartments	41829 Osgood Road	111	LIHTC	Y	2077
Pacific Grove	41247 Roberts Avenue	20	HUD; Local / Disabled	Y	2094
Paragon Apartments	3700 Beacon Ave	45	Local / Families, Seniors, Disabled	Y	2041
Park Vista Apartments	1301 Stevenson Blvd	60	LIHTC; CalHFA; Local / Families, Seniors, Disabled	Y	2095
Pasatiempo Apartments	39548 Fremont Blvd	59	HUD / Seniors; Disabled		Exp
Pauline Weaver Senior	47003 Mission Falls Court	99	LIHTC; Local / Seniors; Disabled	Y	2072
Pickering Place	20 West Pickering Avenue	42	LIHTC; Local / Families, Seniors, Disabled	Y	2094
Rancho Sol Y Luna	3939 Monroe Avenue	38	HUD / Seniors; Disabled		Exp
Redwood Lodge	40767 Fremont Blvd	23	LIHTC; HUD; Local	Y	2087
Reilly Station	44960 Warm Springs Blvd.	60	LIHTC / Families; Disabled	Y	2074
Sequoia Manor	40789 Fremont Blvd	80	LIHTC; HUD; Local / Seniors; Disabled	Y	2087
Stevenson Terrace	39605 Stevenson Place	79	Local / Families, Seniors, Disabled	Y	2072
Sundale Arms	39150 Sundale Drive	130	LIHTC / Families, Seniors, Disabled		2028

Source: California Housing Partnership's Preservation Database, May 2022; Fremont Housing Division

Conversion Risk

The risk of conversion varies significantly from project to project depending on market, ownership, and project-based factors (size of units, location, condition of property, etc.). The California Housing Partnership assesses risk of conversion at a high level according to the following criteria:

- **Very-High Risk:** affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
- **High Risk:** affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
- **Moderate Risk:** affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
- **Low Risk:** affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.

324 rental units are at moderate to high risk of conversion based on the criteria above. As discussed in the Rent Values section, the median rent in Fremont has climbed significantly in the past decade, which potentially provides more financial incentive for property owners to convert units to market-rate rents when affordability restrictions expire.

Costs of Replacement Versus Preservation for At-Risk Units

The following analysis is intended to discuss whether replacement (new construction) or preservation (acquisition and rehabilitation, and/or direct rental subsidy commitments) would be the most economical approach to preserving at-risk units.

Preservation strategies to maintain the affordability of at-risk unit include providing financial incentives to property owners to extend affordability restrictions, assisting with the purchase of the units to maintain their affordability, or providing local subsidies to offset the difference between the affordable and market rate units. Alternatively, the City could invest resources to the construction of new affordable housing instead of investing in preservation.

Purchase

The City could facilitate the purchase of the property by an affordable housing provider to maintain the affordability of the units. From 2016 to 2020, land sales targeted for medium density development had an average cost of \$66 per land square foot (approximately \$2.9 million/acre)¹¹. The four at-risk properties are a total of 21 acres in size. At \$66 per square foot, the estimated cost to purchase the properties would be \$61 million. This estimate may potentially be low because of the value of the existing buildings and improvements on the properties.

Rental Subsidies

Fair Market Rents (FMR) can assist in estimating the potential cost of providing rental subsidies to preserve the affordability of at-risk units. FMRs are set by HUD to determine payments for housing assistance programs. The area's FMR represents the cost to rent a moderately-priced dwelling unit in the local housing market. FMRs can be compared against monthly incomes for low-income households to estimate potential rental subsidies.

Table 4-5. Fair Market Rents 2022, Oakland-Fremont CA HUD Metro Area

Efficiency	1-bedroom	2-bedroom
\$1,538	\$1,854	\$2,274

Source: HUD, 2022 Fair Market Rent Documentation

Two reasonable scenarios were created to estimate potential rental subsidies.

Using the example of a one-person household earning 50% of AMI and renting a one-bedroom apartment, the household would have a monthly income of \$4,167/month. Assuming 30% of household income is available for housing costs, the household could afford a monthly rent of \$1,250. This would be \$604 less than FMR for a one-bedroom unit.

Using the example of a three-person household earning 50% of AMI and renting a two-bedroom apartment, the household would have a monthly income of \$5,358/month. Assuming 30% of household income is available for housing costs, the household could afford a monthly rent of \$1,608. This would be \$666 less than FMR for a two-bedroom unit.

¹¹ Financial Feasibility Analysis in Support of Fremont Affordable Housing Ordinance, Keyser Marston Associates (KMA), 2020

Depending on the bedroom-mix of the units being preserved, an annual per unit subsidy is estimated to be in the range of \$7,000 to \$8,000 per year. The annual investment towards providing rental subsidies for all 324 at-risk units is estimated to be \$2.3 million to \$2.6 million. Over 55-years (the standard contract term for an affordability agreement for new construction), the investment is estimated to be \$126.5 million to \$143.6 million.

Financial Incentives

Another preservation strategy is to provide financial incentives to incentivize property owners to preserve the affordability of the at-risk units. The cost effectiveness of this strategy will vary based on individual circumstances, but the rental subsidy analysis would be a reasonable estimate for the value for purchasing an affordability covenant to preserve the unit.

New Construction

Instead of investing resources towards the preservation of at-risk units, the City could alternatively invest resources towards the construction of new affordable housing in a different location. In 2021 Fremont issued a Notice of Funding Availability (NOFA) to provide predevelopment and acquisition assistance for new affordable housing developments. The three affordable housing proposals that were selected for funding had estimated development costs ranging from \$652,000 per unit to \$810,000 per unit. Each of those affordable housing developments required substantial subsidies from multiple sources to make the project feasible, including between \$60,000 and \$130,000 per unit in assistance from the City of Fremont's NOFA.

Based on the NOFA proposals, the estimated cost to construct 324 affordable units would be between \$211 million and \$262 million and would involve a \$19.4 million to \$42 million subsidy from the City.

Approach to Preservation

The City will work with apartment managers and owners to implement the following five step strategy:

1. Early and proper notification of affected residents and government agencies
2. Early discussions with apartment managers and owners to discuss potential options and incentives for renewal of affordability restrictions
3. Working with owners and affordable housing developers who might be interested in acquiring the project
4. Serving as a resource and catalyst to seek out resources, including local, state and federal financial assistance programs.
5. In the event that protection is infeasible; working with property owners to ensure impacted tenants receive proper notification and are provided with resources for assistance.

The City will continue to monitor affordable housing developments at risk for converting to market rate, and utilize a case-by-case cost-benefit analysis to determine how the appropriate strategy to pursue financial resources (HOME and CDBG, State and Federal funding sources, etc.) if necessary to aggressively prevent the conversion of affordable housing units to market rate. The City shall also ensure that owners who convert apartment complexes follow laws regarding tenant rights and notification. This commitment is more thoroughly described and documented in Program 10.

Entities Qualified to Preserve At-Risk Units and Financing and Subsidy Resources

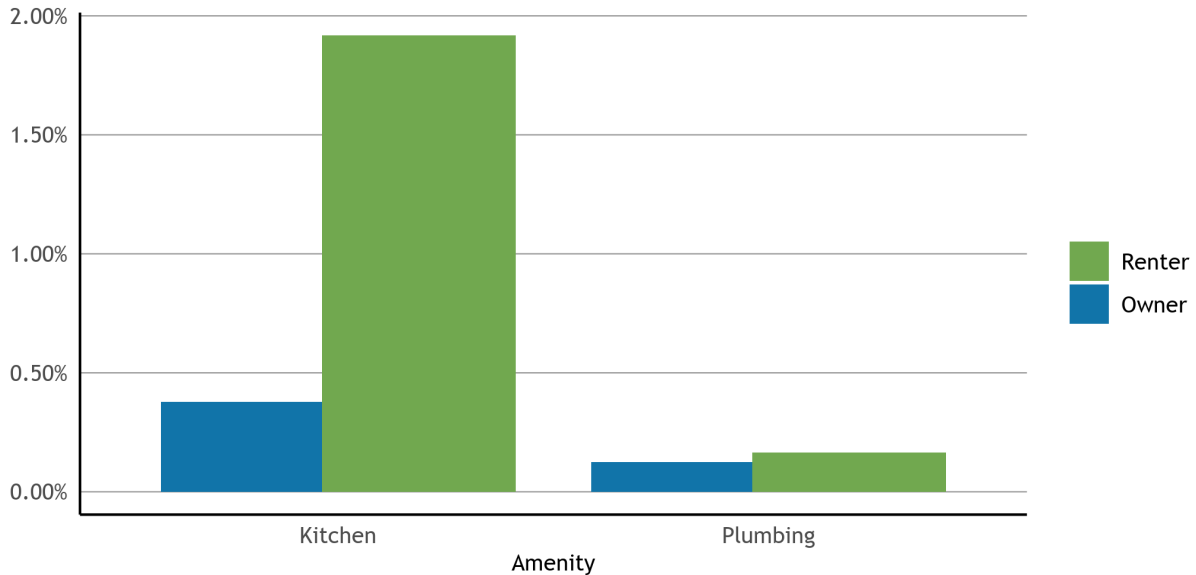
Various local nonprofit corporations and for-profit organizations possess the legal and managerial capacity to acquire and manage at-risk projects and preserve their long-term affordability. A partial list of these qualified entities has been identified and provided below:

- MidPen Housing
- Eden Housing
- Allied Housing
- KDF Communities
- Satellite Affordable Housing Associates
- Resources for Community Development
- St. Anton Multi Family Inc.
- Bridge Housing
- Housing Consortium of the East Bay
- Affirmed Housing
- Essex Properties
- Shangri La Industries

Substandard Housing

Housing costs in the region are among the highest in the country, which could result in households, particularly renters, needing to live in substandard conditions in order to afford housing. Generally, there is limited data on the extent of substandard housing issues in a community. However, the Census Bureau data included in the graph below gives a sense of some of the substandard conditions that may be present in Fremont. For example, 1.9% of renters in Fremont reported lacking a kitchen and 0.2% of renters lack plumbing, compared to 0.4% of owners who lack a kitchen and 0.1% of owners who lack plumbing. Based on the 2019 estimate of 75,697 housing units, this would equate to 1,438 rental units without a kitchen, 151 rental units without plumbing, 303 owner units without a kitchen, and 76 owner units without plumbing. This would indicate that a total of around 2,000 units in need of substantial rehabilitation. Given that this analysis only looks at a limited number of potential housing issues, however, this number is likely an undercount.

Figure 4-21. Substandard Housing Issues



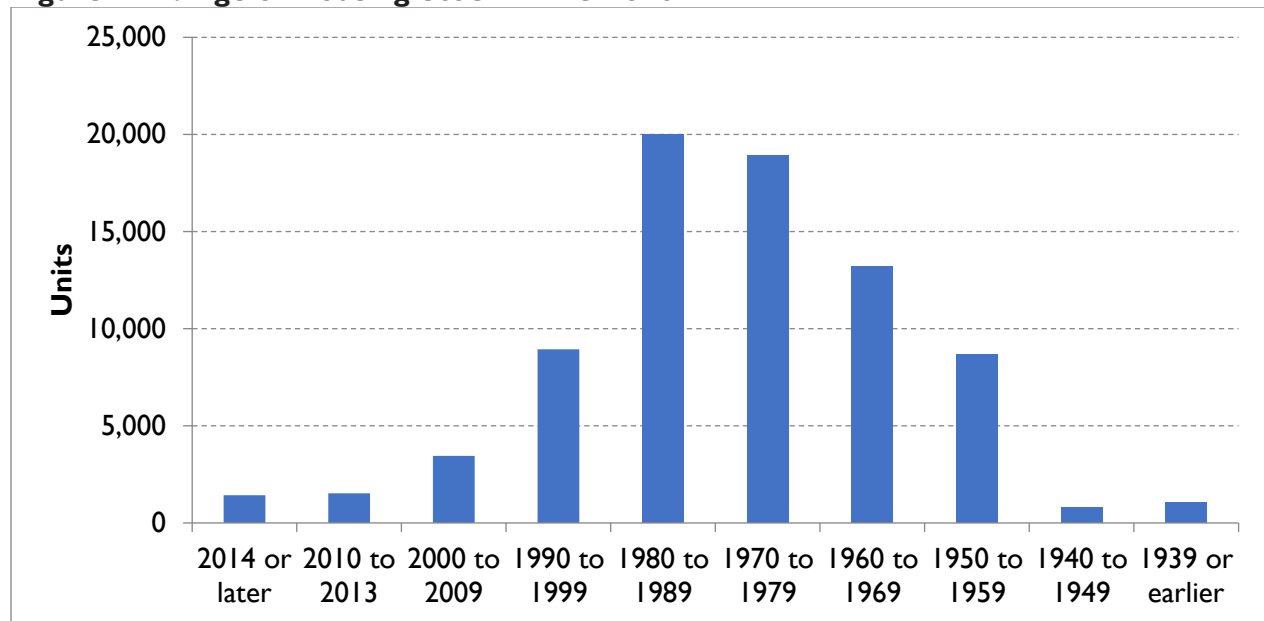
Universe: Occupied housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049

Because substandard housing issues may not be reported, it can be challenging to understand their true extent. One proxy for substandard housing is the age of housing units within a community. Most housing units in Fremont were constructed between 1960 and 1990, which means that they are between 30 and 60 years old. Homes of this age are getting to the point where substantial renovation or retrofit is required in order to maintain their livability. This may suggest that issues with substandard housing may increase within the jurisdiction during the upcoming planning period as a larger proportion of the housing stock comes due for renovation.

Approximately 23,800 units in the current housing stock are over 60 years old, indicating that they may need substantial renovation or retrofit. However, it is likely that many of these homes have already been remodeled to address habitability issues. In the current housing market, people are willing to pay such substantial money for a home that many existing units are substantially remodeled prior to sale to increase the price. Therefore, looking at the age of homes alone is likely an overcount of units in need of rehabilitation.

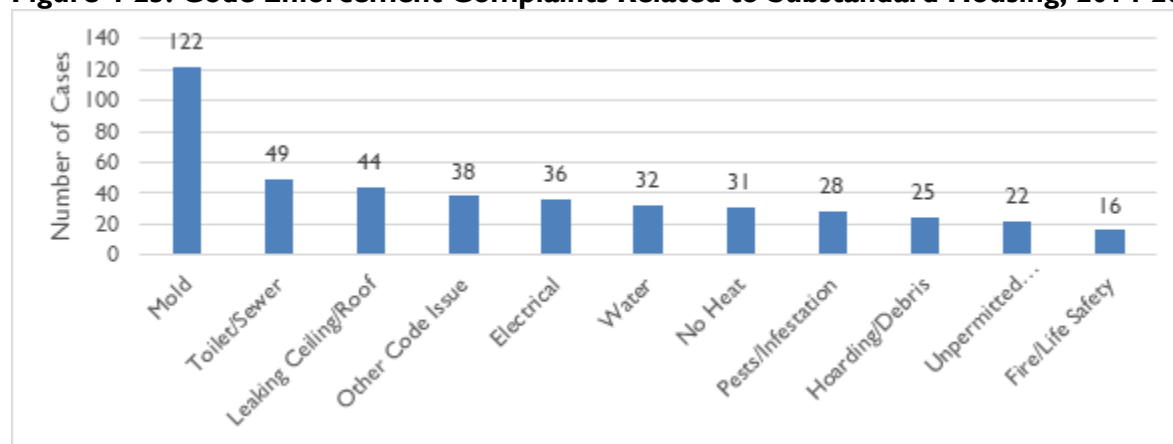
Figure 4-22. Age of Housing Stock in Fremont



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034

Another way to ascertain the extent of substandard housing issues through local knowledge. The City’s Code Enforcement Division handles complaints related to substandard housing. Between 2014-2021, the City addressed over 300 substandard housing complaints. The most common issue addressed was mold, followed by issues with plumbing and roof leaks. These concerns are typically associated with an aging housing stock.

Figure 4-23. Code Enforcement Complaints Related to Substandard Housing, 2014-2021



Source: City of Fremont Code Enforcement Division.

When examining the local Code Enforcement data in the context of other issues, plumbing issues consisted of approximately 11% of issues found by Code Enforcement. If you extrapolate this number to suppose that plumbing issues among ACS respondents (227) represent 11% of the total units in need of replacement, you would determine that around 2,100 housing units need substantial rehabilitation or replacement. In a conversation with the City’s Code Enforcement Manager, he suggested that this lower estimate was likely more accurate in Fremont given the high rates of homeownership, financial resources in the community, and permit activity involving renovations before house sales. However, he suggested

that a more accurate number in his experience may be between 5,000 to 10,000 units. This would account for underreporting within the ACS and Code Enforcement data, as not all residents experiencing substandard housing issues contact the City.

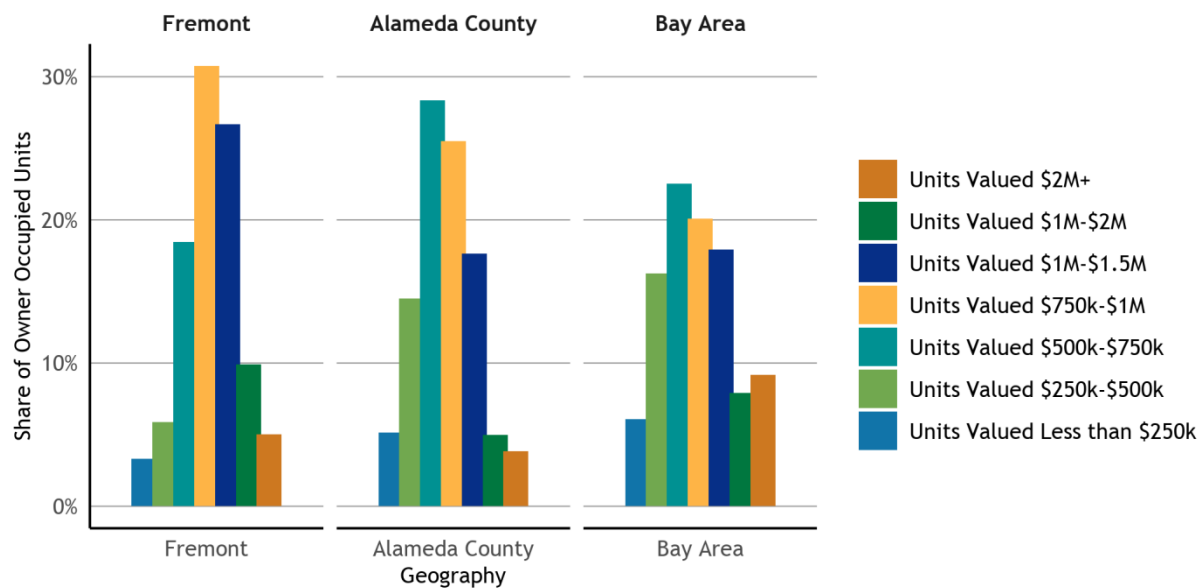
During the upcoming planning period, the City will address substandard housing issues as directed in Policy 1.01: Identify and Remedy Substandard Housing Conditions. The City will conduct proactive code enforcement (Program 1) and offer direct assistance with housing rehabilitation for low-income residents (Program 3). However, the City's available direct investments, which are exclusively funded through CDBG funds, are not sufficient to meet the growing need for housing repairs. Therefore, the City will also encourage private investment in home repair through Policy 1.02: Facilitate Improvement of Existing Housing Stock. Among other programs, the City will relax zoning regulations to allow more single-family remodels (Program 5) and expedite plan checks for residential remodels and additions (Program 24). More detail on these programs can be found in Chapter 2.

Home Values

Home prices reflect a complex mix of supply and demand factors, including an area’s demographic profile, labor market, prevailing wages and job outlook, coupled with land and construction costs. In the Bay Area, the costs of housing have long been among the highest in the nation. The typical home value in Fremont was estimated at \$1,180,200 by December of 2020, per data from Zillow. The largest proportion of homes were valued between \$750k-\$1M (see Figure 23). By comparison, the typical home value is \$951,380 in Alameda County and \$1,077,230 the Bay Area, with the largest share of units valued \$500k-\$750k. The “typical” home value is a smoothed, seasonally adjusted measure of the typical home value and market changes across the region and housing type. and reflects the typical value for homes in the 35th to 65th percentile range.

The region’s home values have increased steadily since 2000, besides a decrease during the Great Recession. The rise in home prices has been especially steep since 2012, with the median home value in the Bay Area nearly doubling during this time. Since 2001, the typical Fremont home value has increased 171.8% in Fremont from \$434,160 to \$1,180,200. This change is above the change in Alameda County, and above the change for the region. Home values are constantly fluctuating, meaning more recent data may be available at time of adoption of the Housing Element.

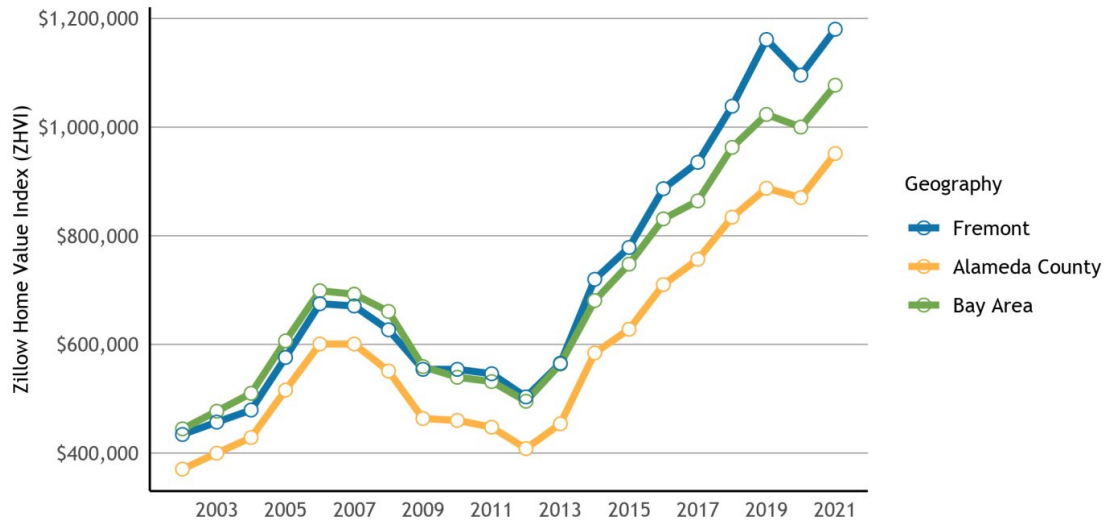
Figure 4-24. Home Values of Owner Occupied Units



Universe: Owner-occupied units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075

Figure 4-25. Zillow Home Value Index (ZHVI)



Universe: Owner-occupied housing units

Notes: Zillow describes the ZHVI as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range. The ZHVI includes all owner-occupied housing units, including both single-family homes and condominiums. More information on the ZHVI is available from Zillow. The regional estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF's E-5 series. For unincorporated areas, the value is a population weighted average of unincorporated communities in the county matched to census-designated population counts.

Source: Zillow, Zillow Home Value Index (ZHVI)

A review of homes for sale on Zillow conducted in November 2022 found that the most common price bracket within the community for a new home is between \$1,000,000 and \$1,500,000. Common product types within this price range are single-family detached dwellings and townhomes. Townhomes and apartments are typically cheaper than single-family detached dwellings. A greater proportion of these units are available for under \$1,000,000. However, they are also less common in the community than single-family detached dwellings for sale.

Table 4-6. Homes for Sale on Zillow, November 2022

House Type	Price	Number
All	< \$1,000,000	74
	\$1,000,000 - \$1,500,000	98
	\$1,500,000 - \$2,000,000	41
	\$2,000,000+	28
TOTAL		241
Single-family dwelling, detached	< \$1,000,000	12
	\$1,000,000 - \$1,500,000	40
	\$1,500,000 - \$2,000,000	27
	\$2,000,000+	27
TOTAL		106
Townhomes	< \$1,000,000	43
	\$1,000,000 - \$1,500,000	41
	\$1,500,000 - \$2,000,000	4
	\$2,000,000+	0
TOTAL		88
Apartment, condominium, or other multifamily	< \$1,000,000	19
	\$1,000,000 - \$1,500,000	17
	\$1,500,000 - \$2,000,000	10
	\$2,000,000+	3
TOTAL		47

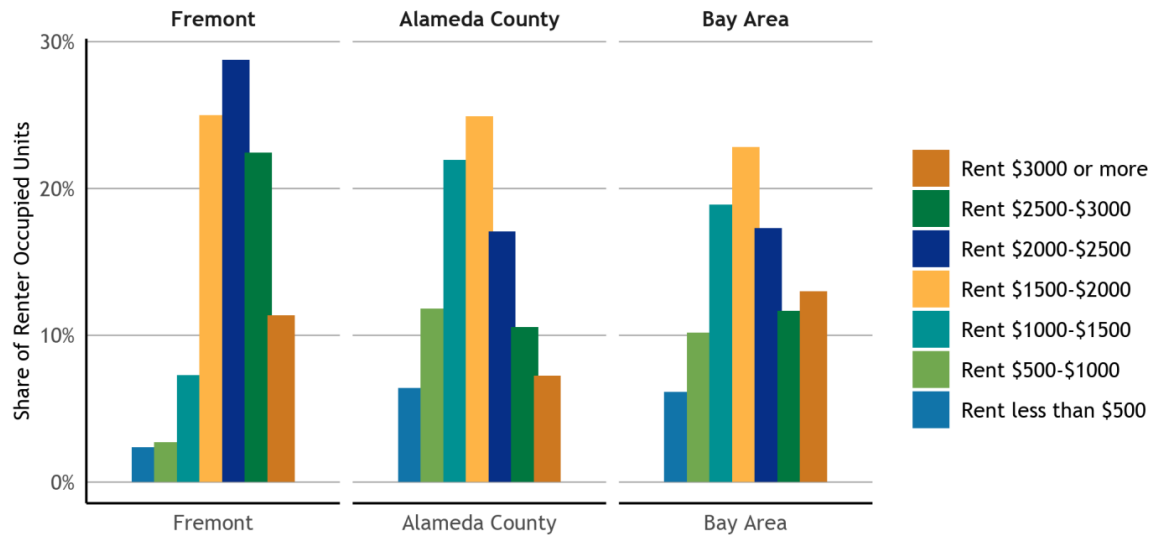
Source: Zillow

While these values are not seasonally adjusted, they reflect what a prospective homebuyer in the community is seeing at this moment. These values add additional credence to the most common concern heard during community outreach, which is the lack of affordable housing options. Additionally, they suggest that certain market-rate product types like townhomes and apartments can create more naturally affordable housing options, particularly for missing middle households (Engagement Theme #1)

Rent Values

Similar to home values, rents have also increased dramatically across the Bay Area in recent years. Many renters have been priced out, evicted or displaced, particularly communities of color. Residents finding themselves in one of these situations may have had to choose between commuting long distances to their jobs and schools or moving out of the region, and sometimes, out of the state. In Fremont, the largest proportion of rental units rented in the Rent \$2000-\$2500 category, totaling 28.8%, followed by 25.0% of units renting in the Rent \$1500-\$2000 category. Looking beyond the city, the largest share of units is in the rent for \$1500-\$2000 category in Alameda County and the Bay Area.

Figure 4-26. Contract Rents for Renter-Occupied Units

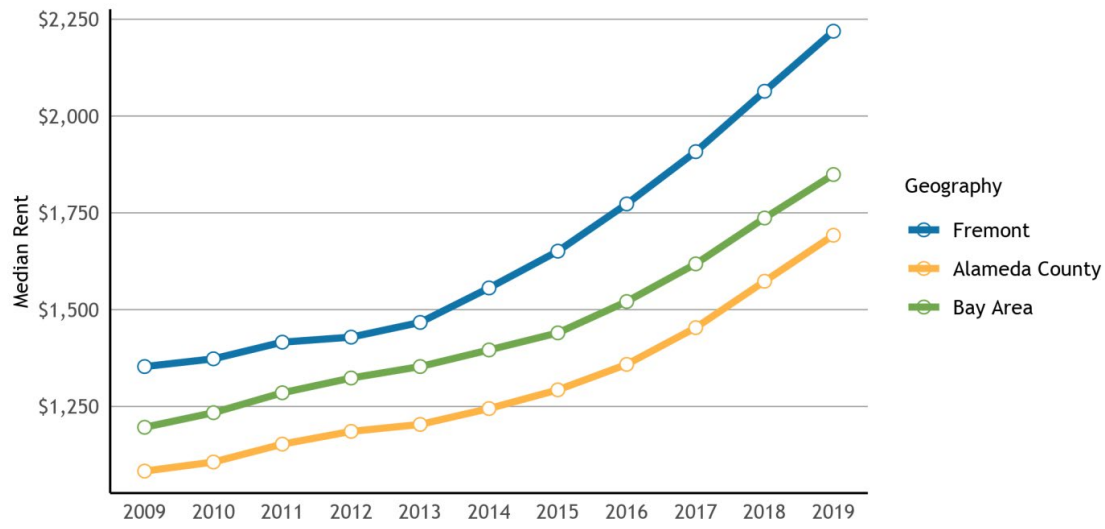


Universe: Renter-occupied housing units paying cash rent

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056

Since 2009, the median rent has increased by 64.0% in Fremont, from \$1,550 to \$2,210 per month. In Alameda County, the median rent has increased 36.0%, from \$1,240 to \$1,690. The median rent in the region has increased significantly during this time from \$1,200 to \$1,850, a 54% increase.

Figure 4-27. Median Contract Rent



Universe: Renter-occupied housing units paying cash rent

Notes: For unincorporated areas, median is calculated using distribution in B25056.

Source: U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019, B25058, B25056 (for unincorporated areas). County and regional counts are weighted averages of jurisdiction median using B25003 rental unit counts from the relevant year.

A review of homes for rent on Zillow conducted in November 2022 found that the most common price bracket within the community for a new rental unit is between \$3,000 to \$4,000. This is largely influenced by the number of single-family dwellings in the rental market. Single-family homes typically have larger footprints and outdoor open space that increase the rental price of the product type. Comparatively, most apartments rent within the \$2,000 to \$3,000 price range. However, there are less apartments for rent than single-family dwellings.

Table 4-7. Homes for Sale on Zillow, November 2022

House Type	Price	Number
All	Under \$2,000	16
	\$2,000 - \$3,000	110
	\$3,000- \$4,000	170
	More than \$4,000	83
TOTAL		334
Single-family dwelling, detached	Under \$2,000	3
	\$2,000 - \$3,000	8
	\$3,000- \$4,000	99
	More than \$4,000	67
TOTAL		177
Townhomes	Under \$2,000	1
	\$2,000 - \$3,000	15
	\$3,000- \$4,000	25
	More than \$4,000	6
TOTAL		47
Apartment, condominium, or other multifamily	Under \$2,000	12
	\$2,000 - \$3,000	88
	\$3,000- \$4,000	46
	More than \$4,000	11
TOTAL		157

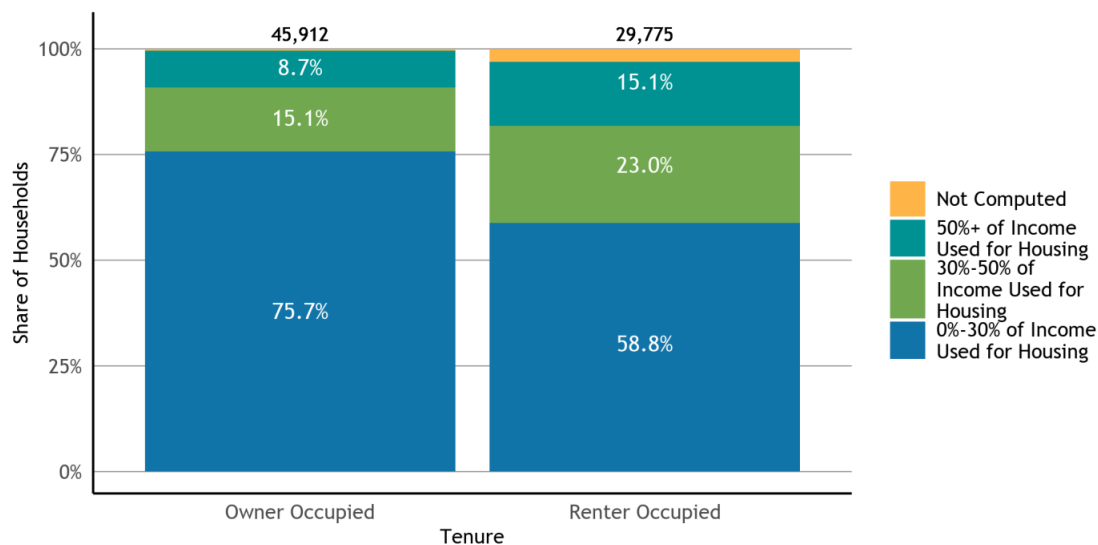
Source: Zillow

During community engagement efforts, staff heard from the Planning Commission that similar feedback that smaller apartment units could provide more naturally affordable housing opportunities. This observation is consistent with this snapshot of local housing prices in Fremont.

Cost Burden by Tenure

A household is considered “cost-burdened” if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered “severely cost-burdened.” Low-income residents are the most impacted by high housing costs and experience the highest rates of cost burden. Spending such large portions of their income on housing puts low-income households at higher risk of displacement, eviction, or homelessness.

Figure 4-28. Cost Burden by Tenure



Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091

Renters are more likely to experience cost-burden than owners. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates while incomes rise over time, whereas renters are more likely to be impacted by market increases. When looking at the cost burden across tenure in Fremont, 23.0% of renters (6,848 households) spend 30% to 50% of their income on housing compared to 15.1% of those that own (6,932 households). Additionally, 15.1% of renters (4,496 households) spend 50% or more of their income on housing, while 8.7% of owners (3,994 households) are severely cost-burdened. Therefore, while renters are more likely to experience cost burden than homeowners, there are a greater number of cost-burdened homeowners in the community than there are renters. There are slightly more severely cost-burdened renters than there are severely cost-burdened homeowners.

Table 4-8. Cost Burden by Tenure

Tenure	0%-30% of Income Used for Housing	30%-50% of Income Used for Housing	50%+ of Income Used for Housing
Owner Occupied	34,763	6,930	4,016
Renter Occupied	17,514	6,841	4,499
Totals	52,277	13,771	8,515

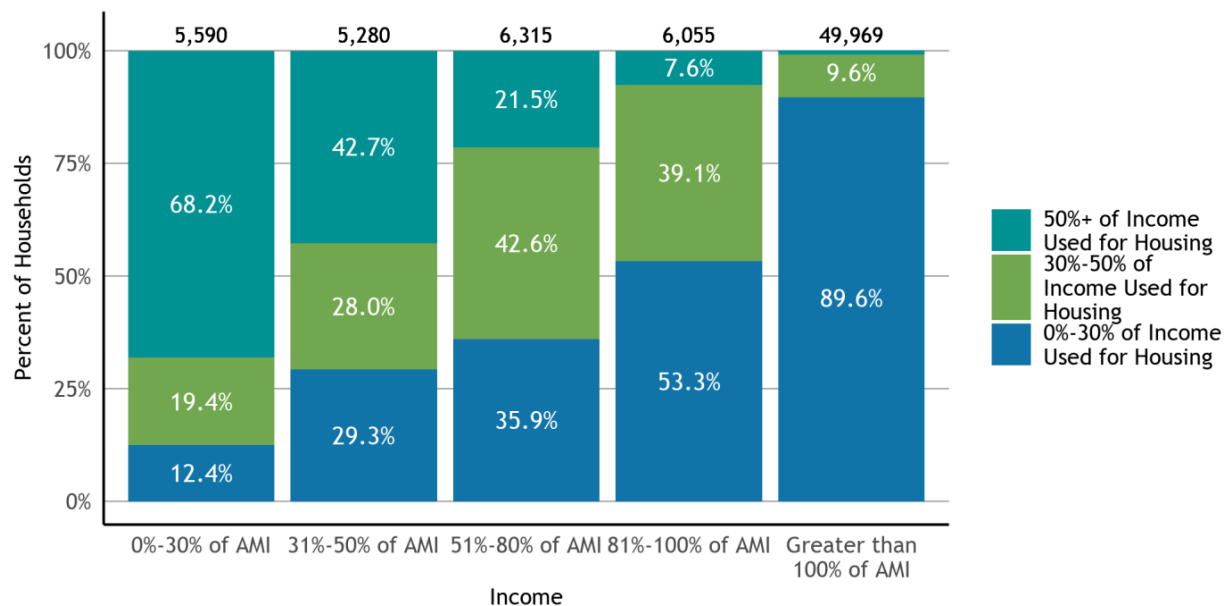
Notes: -Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091

Cost Burden by Income Level

In Fremont, 11.3% of households (8,515 households) spend 50% or more of their income on housing, while 16.9% of households (13,771 households) spend 30% to 50%. However, these rates vary greatly across income categories. For example, 68.2% of Fremont households making less than 30% of AMI spend the majority of their income on housing. For Fremont residents making more than 100% of AMI, just 0.8% are severely cost-burdened, and 89.6% of those making more than 100% of AMI spend less than 30% of their income on housing.

Figure 4-29. Cost Burden by Income Level



Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, including the Oakland-Fremont Metro Area (Alameda and Contra Costa Counties). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Lower-income households are more likely to be renters than households that make above-median incomes. Renters are also more likely to experience cost-burden than owners. Lower-income renters therefore have a particularly heightened risk of experiencing cost-burden.

Table 4-9. Cost Burden by Income Level

Income Group	0%-30% of Income Used for Housing	30%-50% of Income Used for Housing	50%+ of Income Used for Housing
0%-30% of AMI	695	1,085	3,810
31%-50% of AMI	1,545	1,480	2,255
51%-80% of AMI	2,270	2,690	1,355
81%-100% of AMI	3,230	2,365	460
Greater than 100% of AMI	44,775	4,780	414
Totals	52,515	12,400	8,294

Notes: -Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

-Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Table 4-10. Tenure by Income Level

Group	Owner Occupied	Renter Occupied
0%-30% of AMI	2,775	3,247
31%-50% of AMI	2,659	2,615
51%-80% of AMI	3,170	3,140
81%-100% of AMI	2,975	3,075
Greater than 100% of AMI	34,340	15,625
Totals	45,919	27,702

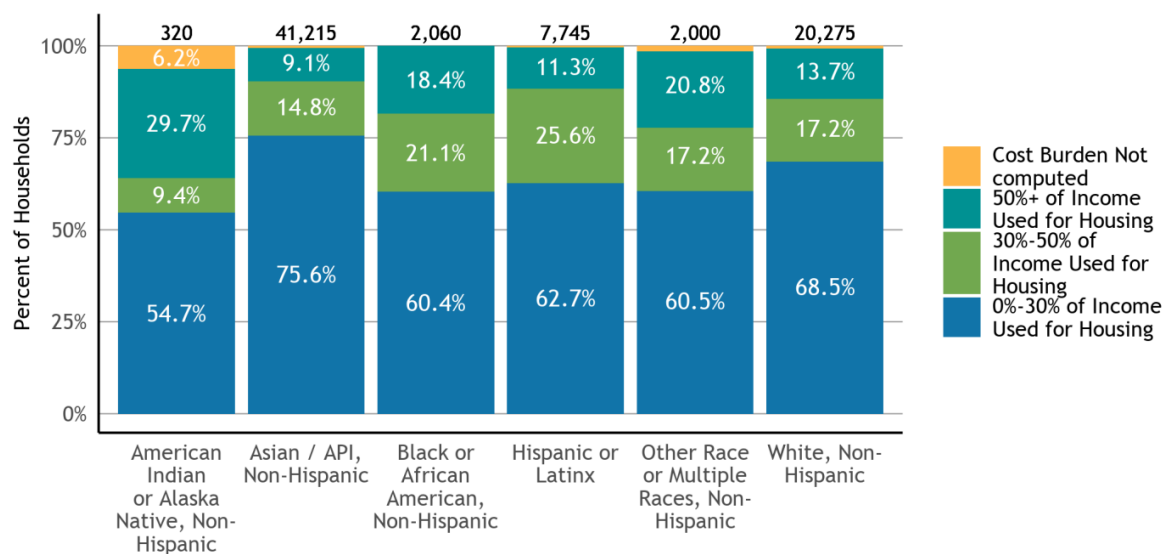
Notes: -Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Cost Burden by Race

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. As a result, they often pay a greater percentage of their income on housing, and in turn, are at a greater risk of housing insecurity. Hispanic or Latinx residents are more likely to be cost burdened with 25.6% spending 30% to 50% of their income on housing, and American Indian or Alaska Native, Non-Hispanic residents are the most severely cost burdened with 29.7% spending more than 50% of their income on housing.

Figure 4-30. Cost Burden by Race



Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. For the purposes of this graph, the “Hispanic or Latinx” racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

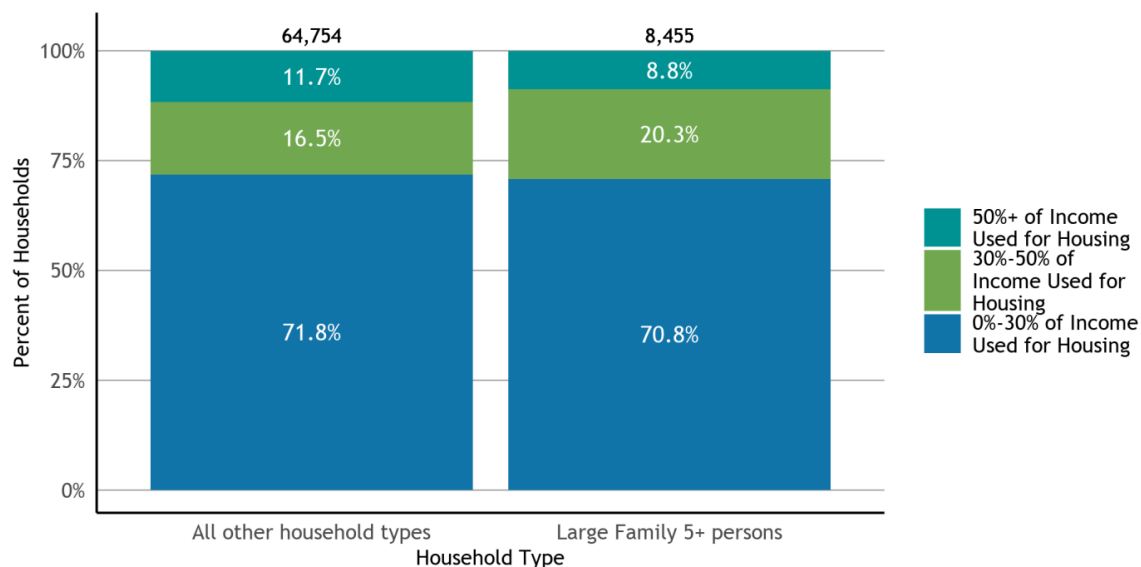
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Cost Burden by Household Size

Large family households (those with five or more persons) often have special housing needs due to a lack of adequately sized affordable housing available. The higher costs required for homes with multiple bedrooms can result in larger families experiencing a disproportionate cost burden than the rest of the population and can increase the risk of housing insecurity.

In Fremont, 20.3% of large family households experience a cost burden of 30%-50%, while 8.8% of households spend more than half of their income on housing. Some 16.5% of all other households have a cost burden of 30%-50%, with 11.7% of households spending more than 50% of their income on housing.

Figure 4-31. Cost Burden by Household Size



Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

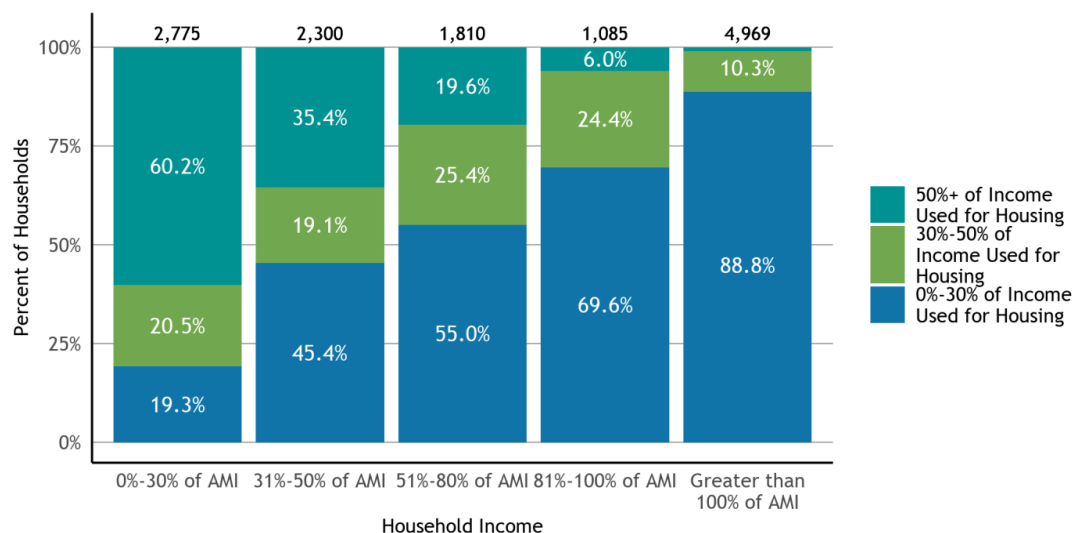
Source: U.S. Department of Housing

Cost Burden for Seniors

When cost-burdened seniors are no longer able to make house payments or pay rents, displacement from their homes can occur, putting further stress on the local rental market or forcing residents out of the community they call home. Understanding how seniors might be cost-burdened is of particular importance due to their special housing needs, particularly for low-income seniors. In Fremont, 60.2% of seniors making less than 30% of AMI are spending the majority of their income on housing. For seniors making more than 100% of AMI, 88.8% are not cost-burdened and spend less than 30% of their income on housing.

During community outreach, staff heard that seniors in affordable housing complexes also experience cost burden. Rental rates for affordable units are typically set at around 30% of a resident's monthly income. However, residents identified that some "income" sources, such as life insurance policies, could not actually be put towards the rent payment. This made the rent more than 30% of their usable income. Additionally, residents identified that seniors often have higher medical expenses than the population at large. Large medical expenses may prevent seniors from being able to reasonably pay 30% of their fixed income towards rent. Finally, seniors who are on a fixed income may struggle to afford rent increases if they occur. These narratives demonstrate the special housing challenges that seniors face related to housing costs. Further discussion of these issues can be found on page 4-49.

Figure 4-32. Cost-Burdened Senior Households by Income Level



Universe: Senior households

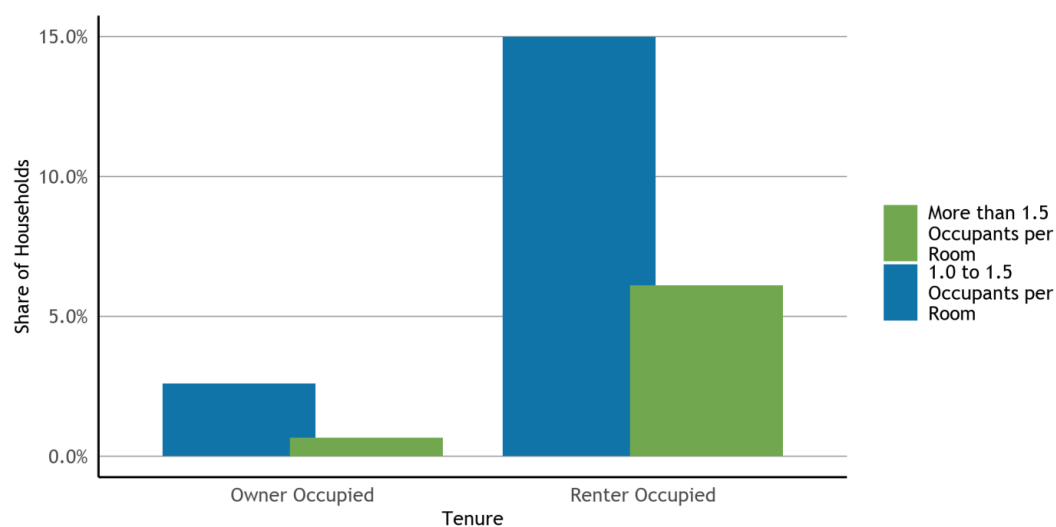
Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, including the Oakland-Fremont Metro Area (Alameda and Contra Costa Counties). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Overcrowding by Tenure and Severity

Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. There are several different standards for defining overcrowding, but this report uses the Census Bureau definition, which is more than one occupant per room (not including bathrooms or kitchens). Additionally, the Census Bureau considers units with more than 1.5 occupants per room to be severely overcrowded. Overcrowding is often related to the cost of housing and can occur when demand in a city or region is high. In many cities, overcrowding is seen more amongst those that are renting, with multiple households sharing a unit to make it possible to stay in their communities. In Fremont, 6.1% of households that rent are severely overcrowded (more than 1.5 occupants per room), compared to 0.7% of households that own. In Fremont, 15.0% of renters experience moderate overcrowding (1 to 1.5 occupants per room), compared to 2.6% for those own.

Figure 4-33. Overcrowding by Tenure and Severity



Universe: Occupied housing units

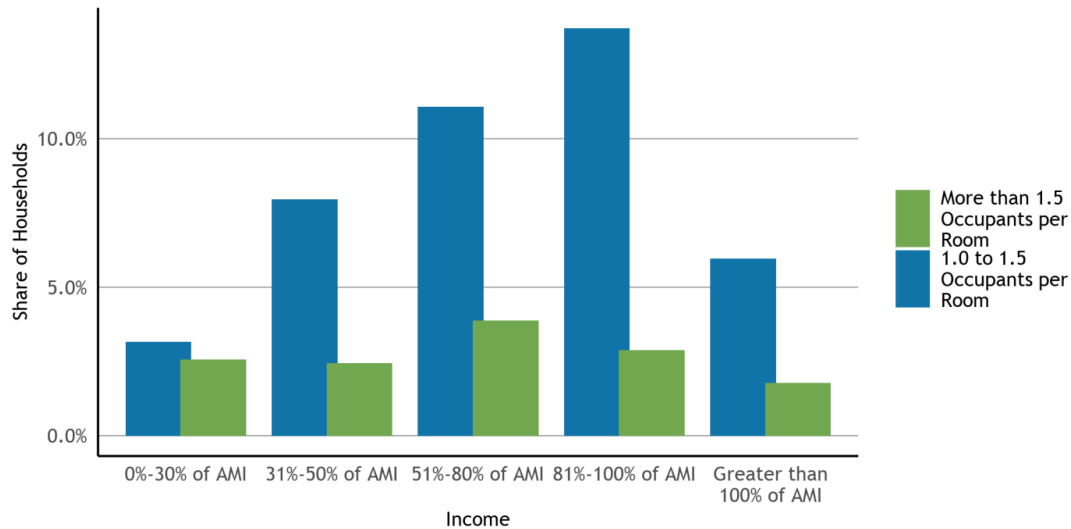
Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Overcrowding by Income Level and Severity

Overcrowding occurs when the number of people living in a household is greater than the home was designed. Overcrowding often disproportionately impacts low-income households. 2.6% of very low-income households (below 50% AMI) experience severe overcrowding, while 1.8% of households above 100% experience this level of overcrowding.

Figure 4-34. Overcrowding by Income Level and Severity



Universe: Occupied housing units

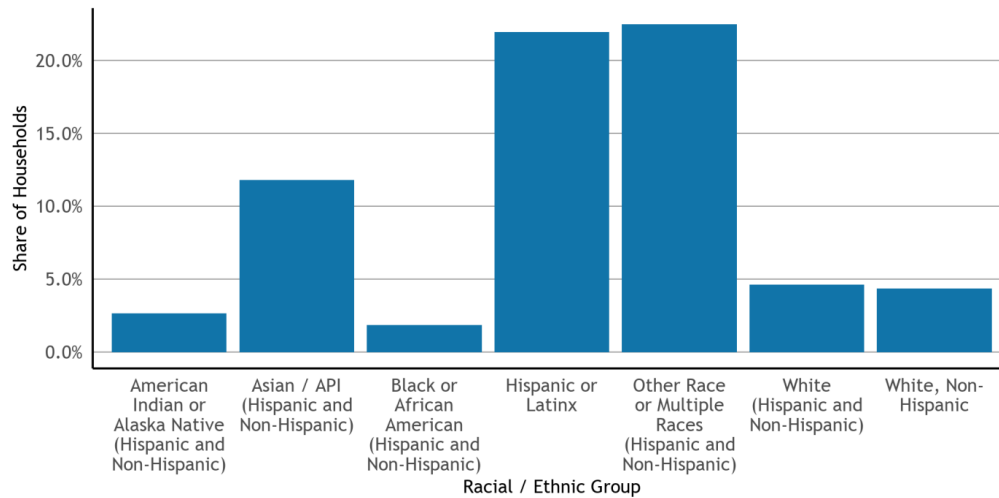
Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, including the Oakland-Fremont Metro Area (Alameda and Contra Costa Counties). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Overcrowding by Race

Communities of color are more likely to experience overcrowding similar to how they are more likely to experience poverty, financial instability, and housing insecurity. People of color tend to experience overcrowding at higher rates than White residents. In Fremont, the racial group with the largest overcrowding rate is Other Race or Multiple Races (Hispanic and Non-Hispanic).

Figure 4-35. Overcrowding by Race



Universe: Occupied housing units

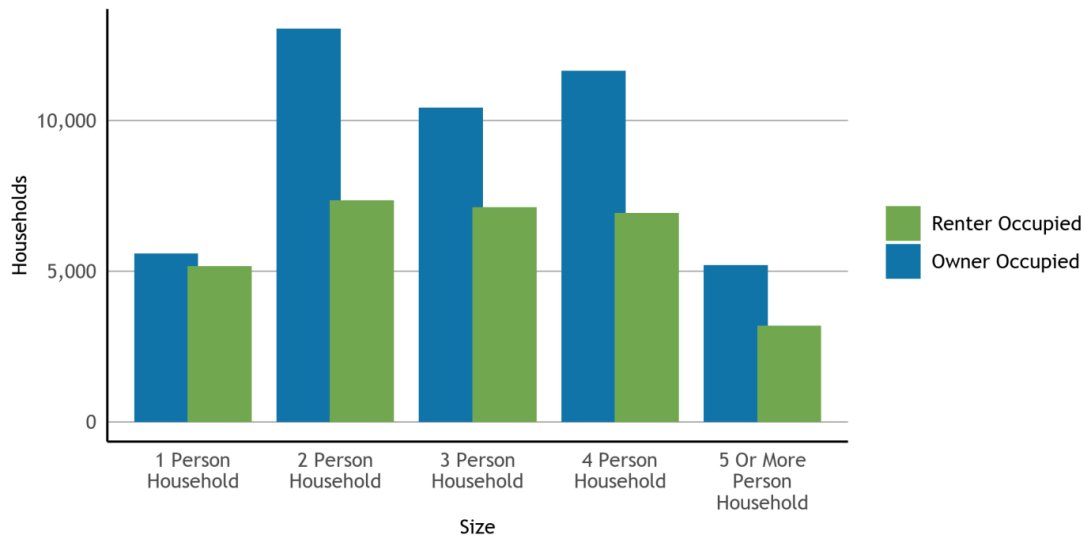
Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled “Hispanic and Non-Hispanic” are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014

Special Housing Needs of Large Households

Large households often have different housing needs than smaller households. If a city’s rental housing stock does not include larger apartments, large households who rent could end up living in overcrowded conditions. In Fremont, approximately 11% of households (8,398 households) in Fremont are large households with 5 or more persons, which is consistent with the share of large households in Alameda County (11%) and the Bay Area (11%). In Fremont, the majority of large households (62%) live in owner occupied housing units. Approximately 10.9% of large households are very low-income (earning less than 50% of AMI), which is less than the percent of very-low income households in Fremont overall (15.4%).

Figure 4-36. Household Size by Tenure

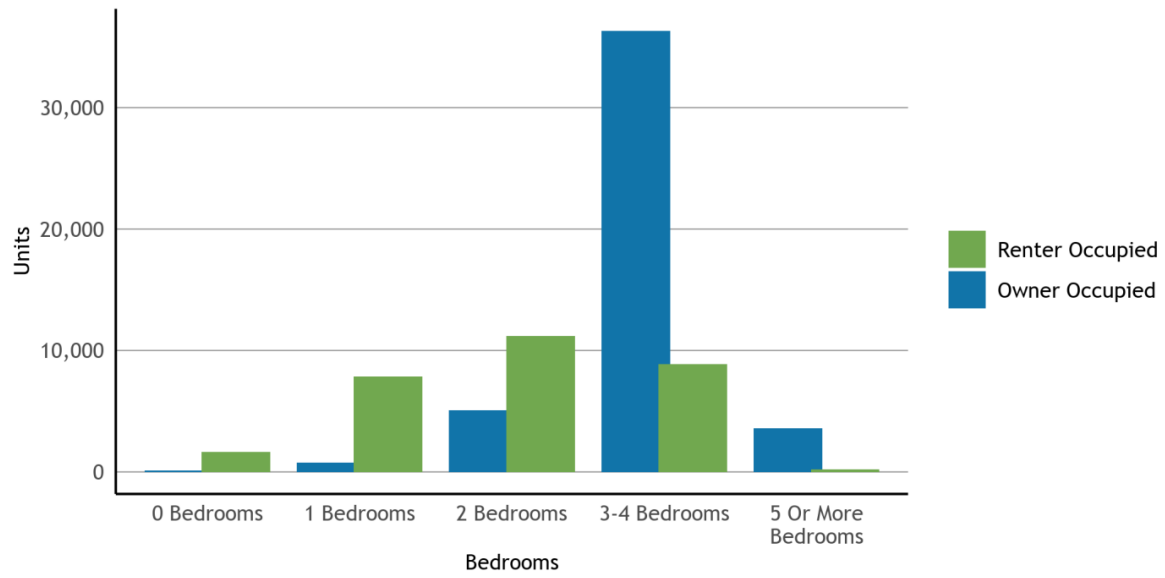


Universe: Occupied housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009

The unit sizes available in a community affect the household sizes that can access that community. Large families are generally served by housing units with 3 or more bedrooms, of which there are 49,038 units in Fremont. As detailed in the Housing Stock section of this report, approximately 58% of the City’s housing stock consists of single-family homes, which provides large families greater opportunities to access housing units with 3 or more bedrooms. Among large units with 3 or more bedrooms, 18.6% are renter-occupied and 81.4% are owner occupied.

Figure 4-37. Housing Units by Number of Bedrooms



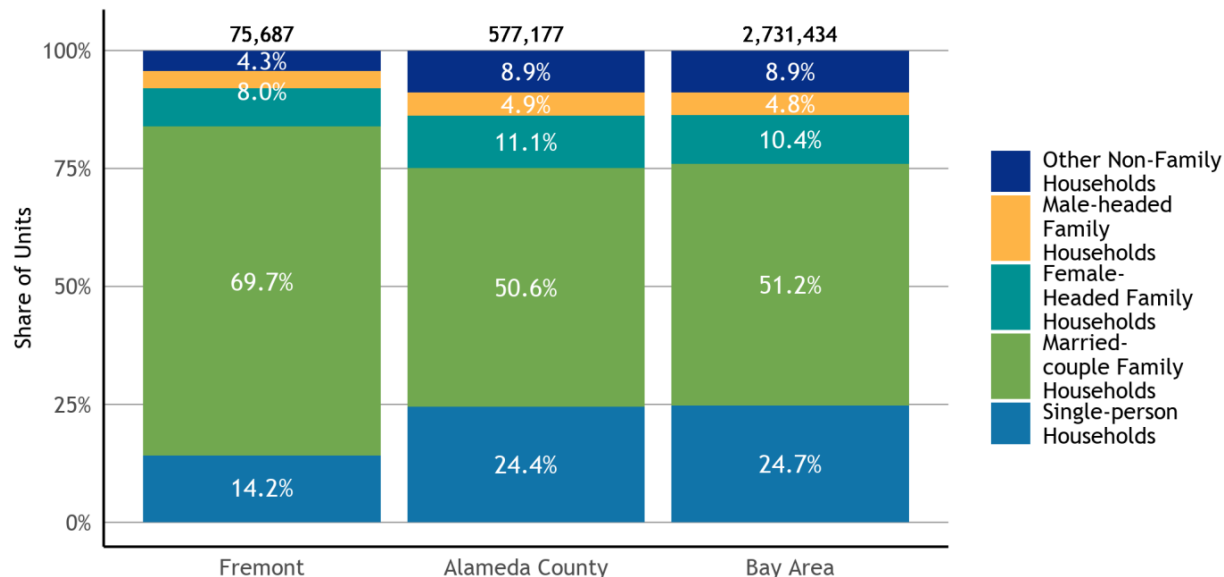
Universe: Housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042

Special Housing Needs of Female-Headed Households

Households headed by one person are often at greater risk of housing insecurity, particularly female headed households, who may be supporting children or a family with only one income. In Fremont, female-headed households make up 8.0% of all households, which is decline from 2010 when female headed households made up 10% of all households in Fremont. The proportion of female-headed households in Fremont (8%) is less than Alameda County (11.1%) and the Bay Area (10.4%) overall.

Figure 4-38. Household Type



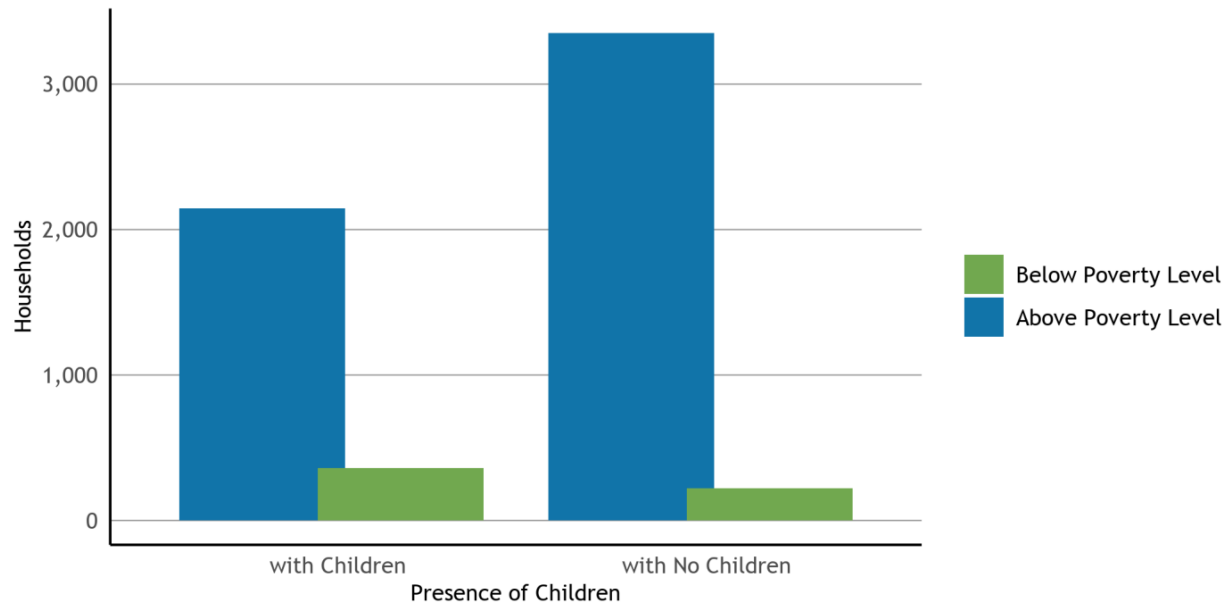
Universe: Households

Notes: For data from the Census Bureau, a “family household” is a household where two or more people are related by birth, marriage, or adoption. “Non-family households” are households of one person living alone, as well as households where none of the people are related to each other.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001

Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. In addition to lower incomes, single parent households are also more likely to require child care assistance, which reduces the income available for housing. In Fremont, 14.4% of female-headed households with children fall below the Federal Poverty Line, while 6.2% of female-headed households without children live in poverty. The City recognizes the need for assistance of those single-parent households struggling to afford housing in Fremont. The availability of emergency shelters, transitional housing, and other affordable housing options provides housing opportunities to single mothers in danger of becoming homeless due to the rising costs in not only housing, but child and health care.

Figure 4-39. Female-Headed Households by Poverty Status



Universe: Female Households

Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income.

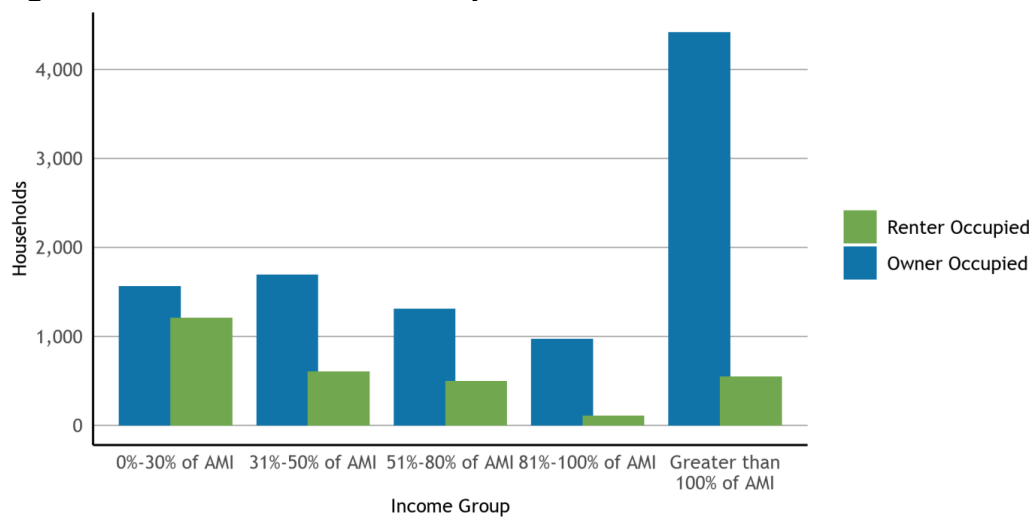
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012

Special Housing Needs of Seniors

Senior households often experience a combination of factors that can make accessing or keeping affordable housing a challenge. They often live on fixed incomes and are more likely to have disabilities, chronic health conditions and/or reduced mobility, and require housing with accessibility and access to services and support.

The community's senior population has significantly increased over the past several decades. This large increase means growing demand for a range of housing types, such as independent living facilities, assisted housing or congregate care facilities, and group homes. Many seniors may have difficulty relocating or may wish to "age in place" and others may wish to remain near family members, friends and health care services. ADUs are a housing type that provides opportunities for seniors to age in place and have convenient access to family members for support. The largest proportion of senior households who rent make 0%-30% of AMI, while the largest proportion of senior households who are homeowners falls in the income group Greater than 100% of AMI. This points to a need for rental housing that is affordable to extremely low-income seniors. Even when able to access affordable housing, seniors may still have difficulty making ends meet. At outreach events at affordable senior housing developments, many residents reported difficulty balancing housing costs with growing health care expenses and other costs, even with below market rate rents.

Figure 4-40. Senior Households by Income and Tenure



Universe: Senior households

Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older.

Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, including the Oakland-Fremont Metro Area (Alameda and Contra Costa Counties). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

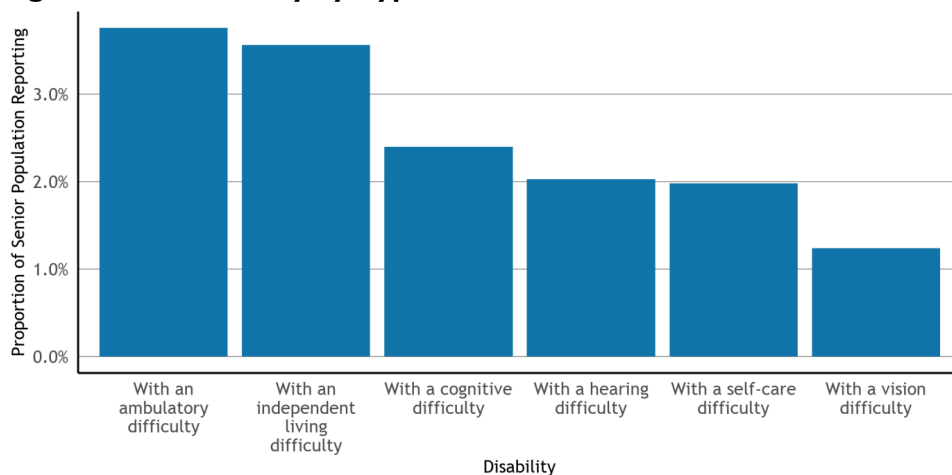
The data suggests that Fremont should take a dual approach to senior housing. On the one hand, it will be important to continue to develop subsidized rental housing that will be accessible to elderly, low-income renters. It will also be important to implement strategies to assist seniors to stay in their existing homes. In some cases, these strategies might involve financial assistance. In others, these strategies might entail programs such as in-home support services that enable seniors to remain in their homes, as well as design features that make it easier for seniors to stay in their homes. As Fremont's population continue to age, both of these strategies will grow in importance.

Special Housing Needs of People with Disabilities

Persons with disabilities often have difficulty finding affordable, adequate and supportive housing that can suit their distinct needs. This segment of the population, which includes those living with mental, physical, and developmental disabilities, needs to have access to affordable and adaptable housing types. The U.S. Census defines a disability as, “a long-lasting physical, mental, or emotional condition (that) can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.” A “developmental disability” is further defined by the State as a lifelong disability caused by a mental and/or physical impairment manifested prior to the age of 18 and expected to be lifelong. Developmental disabilities include mental retardation, cerebral palsy, epilepsy, autism, and other conditions needing services similar to a person with mental retardation. According to the federal definition, a developmental disability is a severe, life-long disability attributable to mental and/or physical impairments, manifested before age 22.

In addition to specific physical housing needs, the majority of persons with disabilities live on an income that is significantly lower than the non-disabled population. Many of these individuals live on a fixed income, severely limiting their choice and ability to pay for housing. Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at a high risk for housing insecurity, homelessness and institutionalization, particularly when they lose aging caregivers. The following figure shows the rates at which different disabilities are present among residents of Fremont. Overall, 7.0% of people in Fremont have a disability of any kind.¹²

Figure 4-41. Disability by Type



Universe: Civilian noninstitutionalized population 18 years and over

Notes: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed. The Census Bureau provides the following definitions for these disability types: Hearing difficulty: deaf or has serious difficulty hearing. Vision difficulty: blind or has serious difficulty seeing even with glasses. Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions. Ambulatory difficulty: has serious difficulty walking or climbing stairs. Self-care difficulty: has difficulty dressing or bathing. Independent living difficulty: has difficulty doing errands alone such as visiting a doctor’s office or shopping.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107.

¹² These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability.

Those with developmental disabilities have special housing needs as well. Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down’s Syndrome, autism, epilepsy, cerebral palsy, and mild to severe mental retardation. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

In Fremont, of the population with a developmental disability, children under the age of 18 make up 48.8%, while adults account for 51.2%.

Table 4-11. Population with Developmental Disabilities by Age

Age Group	Value
Age 18+	790
Age Under 18	753

Universe: Population with developmental disabilities

Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.

Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2020)

The most common living arrangement for individuals with disabilities in Fremont is the home of parent/family /guardian.

Table 4-12. Population with Developmental Disabilities by Residence

Residence Type	Value
Home of Parent /Family / Guardian	1,206
Community Care Facility	160
Independent / Supported Living	138
Intermediate Care Facility	30
Other	10
Foster / Family Home	10

Universe: Population with developmental disabilities

Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.

Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020)

There are several different challenges associated with meeting the housing needs of those who are disabled. Specialized housing must respond to a myriad of different disabilities, recognizing the varying degrees of disability and the progressive stages of disabling illnesses. Housing for the disabled can range from institutional care facilities to facilities accommodating partial or full independence (i.e. group care homes, residential care facilities). Supportive services such as physical therapy and employment assistance may also need to be integrated on-site.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

Disabled people with mobility limitations require housing that is physically accessible. Examples of such "universal design" provisions include widened doorways, hallways, ramps and modification to bathrooms and kitchens to accommodate specialized mobility needs. Developers are required by State law to offer such features to buyers of new homes, but there is currently no State requirement to include these features unless requested (and paid for) by the home purchaser.

The City has a number of housing projects that can accommodate a range of age groups and disability types. The City has 22 housing complexes (totaling approximately 850 units) that offer assisted housing specifically to disabled residents. Of these complexes, three are solely open to mentally or physically disabled adults (Lincoln Oaks, Pacific Grove and Redwood Lodge). Housing for the disabled serves those with a variety of special needs. For example, Fremont has a sizeable deaf population, due in part to the presence of the California School for the Deaf. To meet the needs of this population, the city and a non-profit developer partnered to develop Fremont Oak Gardens, a 50-unit development specially designed for deaf seniors. Each housing unit has amenities for deaf individuals including visual cues (flashing strobe lights, video cameras), special telephone and internet wiring, and other features.

However, in addition to physical adaptability for a portion of the disabled population, other supportive services are a key component for helping those living with mental illness and other types of disabilities not recognized by the previous U.S. Census. The City recognizes this vast array of needs among the disabled population, and goals within this updated Housing Element are included to address equal access to housing and also the availability of supportive services to help people stay housed, alongside the existing programs to support and assist with funding affordable housing developments and housing unit rehabilitation or modification.

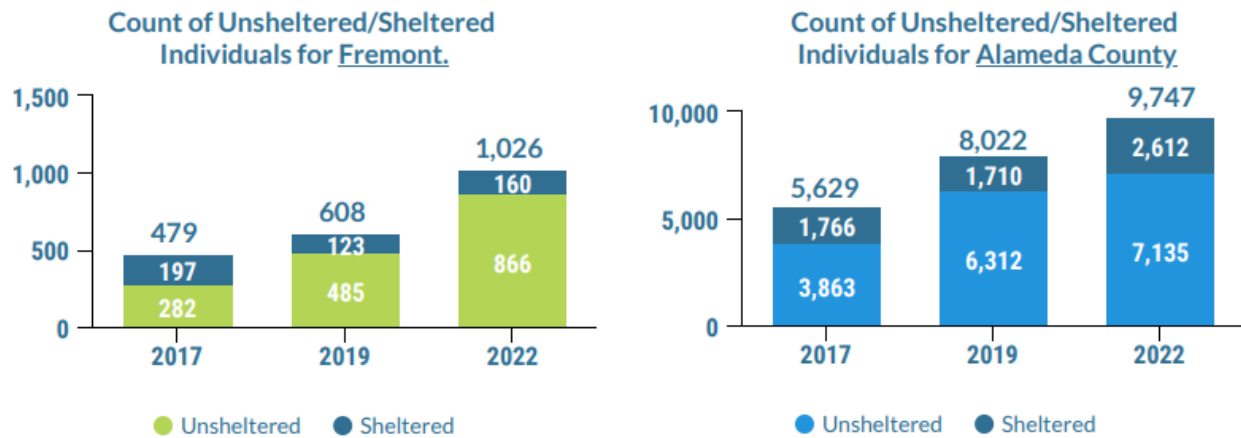
Special Housing Needs of the Homeless

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Far too many residents who have found themselves housing insecure have ended up unhoused or homeless in recent years, either temporarily or longer term. Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction and those dealing with traumatic life circumstances.

Since 2017, the prevalence of homelessness has increased significantly in Fremont and Alameda County. Every two years, Alameda County communities conduct a Point-in-Time Count to measure the prevalence of homelessness. The most recent Point-In-Time Count was conducted on February 23, 2022, which counted 866 unsheltered and 160 sheltered individuals in Fremont. This was an increase from the 282 unsheltered and 197 unsheltered individuals counted in 2017, and the 485 unsheltered and 123 sheltered individuals in 2019. The large proportion of unsheltered individuals indicates that there is a need for emergency shelters and affordable housing options in the community

Alameda County experienced similar increases during this same time period. The 2022 Point-In-Time Count counted 7,135 unsheltered individuals and 2,612 sheltered individuals throughout all of Alameda County. This was an increase from the 3,863 unsheltered and 1,766 unsheltered individuals counted in 2017, and the 6,312 unsheltered and 1,710 sheltered individuals in 2019.

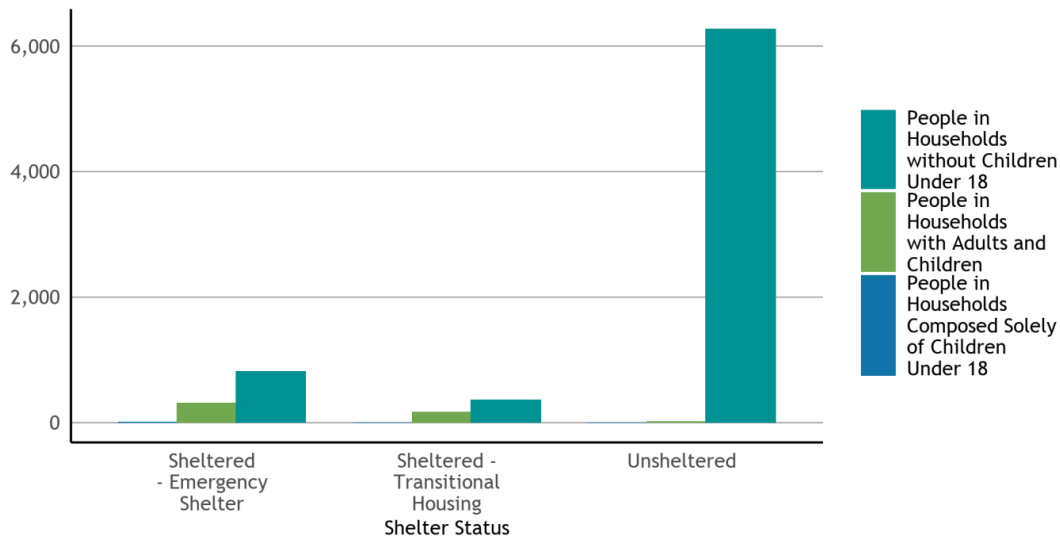
Figure 4-42. Count of Homelessness in Fremont and Alameda County



Source: 2022 Point-in-Time Count

In Alameda County, the most common type of household experiencing homelessness is those without children in their care. Among households experiencing homelessness that do not have children, 84.0% are unsheltered. Of homeless households with children, most are sheltered in emergency shelter.

Figure 4-43. Homelessness by Household Type and Shelter Status, Alameda County



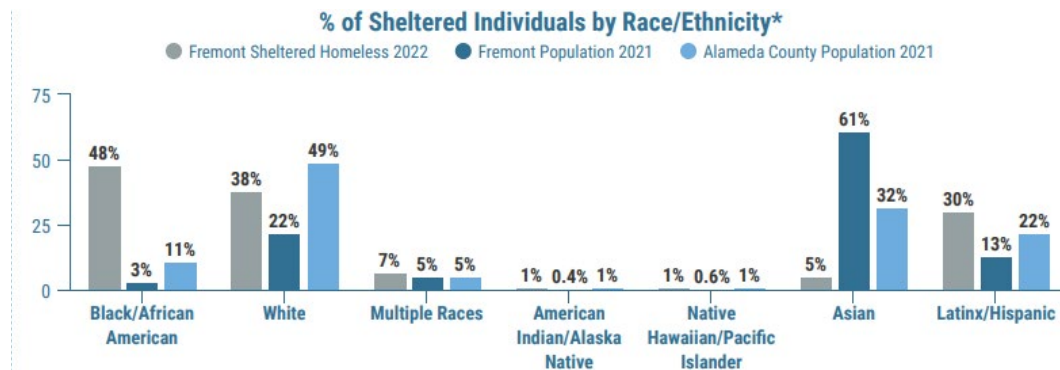
Universe: Population experiencing homelessness

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)

People of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. Consequently, people of color are often disproportionately impacted by homelessness, particularly Black residents of the Bay Area. In Fremont, Black or African American (Hispanic and Non-Hispanic) residents represent the largest proportion of residents experiencing homelessness and account for 48% of the homeless population, while making up only about 3% of the overall population. The Latinx racial group similarly faces disproportionately high homelessness rates in Fremont. The Latinx racial group represents approximately 13% of the Fremont population but comprises 30% of the homeless population.

Figure 4-44. Racial Group Share of General and Homeless Populations, Alameda County



Source: 2022 Point-in-Time Count; U.S. Census Bureau, 2021 Population Estimates

Many of those experiencing homelessness are dealing with severe issues – including mental illness, substance abuse and domestic violence – that are potentially life threatening and require additional assistance. In Fremont, homeless individuals are commonly challenged by severe mental illness, with 26% of the homeless population reporting this condition. Of those, some 78.3% are unsheltered, further adding to the challenge of handling the issue.

Table 4-13. Characteristics for the Population Experiencing Homelessness, Fremont

Characteristic	Percent of Homeless Population
Chronically Homeless	35%
Veterans	<1%
Mental Health Issue	26%
Substance Use Issue	9%
Fleeing Domestic Violence/Dating Violence	9%

Source: 2022 Point-in-Time Count

In Fremont, the student population experiencing homelessness totaled 145 during the 2019-20 school year and decreased by 27.5% since the 2016-17 school year. By comparison, Alameda County has seen a 18.7% decrease in the population of students experiencing homelessness since the 2016-17 school year, and the Bay Area population of students experiencing homelessness decreased by 8.5%. During the 2019-2020 school year, there were still some 13,718 students experiencing homelessness throughout the region, adding undue burdens on learning and thriving, with the potential for longer term negative effects. The number of students in Fremont experiencing homelessness in 2019 represents 5.1% of the Alameda County total and 1.1% of the Bay Area total.

Table 4-14. Students and Local Public Schools Experiencing Homelessness

Academic Year	Fremont	Alameda County	Bay Area
2016-2017	200	3,351	14,990
2017-2018	146	3,309	15,142
2018-2019	180	3,182	15,427
2019-2020	145	2,870	13,718

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools

Notes: The California Department of Education considers students to be homeless if they are unsheltered, living in temporary shelters for people experiencing homelessness, living in hotels/motels, or temporarily doubled up and sharing the housing of other persons due to the loss of housing or economic hardship. The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.

Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)

Permanent supportive housing is the most effective solution for reducing rates of unsheltered homelessness. Permanent supportive housing provides a reliable place to live as well as on-site services to help people stay housed. Most permanent supportive housing is developed by non-profit housing developers, either as a component of a larger affordable housing project or as a stand-alone development. For the next planning period, the City has developed policies and programs to encourage more supportive housing, including Program 62 (Facilitate Hotel Acquisition/Rehabilitation), Program 75 (Participate in the Alameda County IMPACT Program), Program 76 (Remove Zoning Barriers for Supportive and Transitional Housing), and Program 82 (Encourage Location of Case Management and Other Supportive Services in Affordable Housing Developments and Housing for Seniors). These programs and their impact on reducing unsheltered homelessness are discussed in greater detail in Chapter 2.

Special Housing Needs of Farmworkers

Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers generally receive wages that are considerably lower than other jobs and may have temporary housing needs. Finding decent and affordable housing can be challenging, particularly in the current housing market.

While overall the Bay Area has shifted away from its historical agricultural economic base, agriculture still plays an important role in the local economy and provides benefits to residents in the area. In 2017, there were only 593 farm workers in Alameda County, which represents about 1.7% of the farmworkers in the Bay Area. The number of permanent farm workers in Alameda County has decreased since 2002, totaling 305 in 2017, while the number of seasonal farm workers has decreased, totaling 288 in 2017.

Table 4-15. Farm Operations and Farm Labor, Alameda County

Type	2002	2007	2012	2017	County (%)
Permanent	577	465	355	305	51%
Seasonal	369	737	449	288	49%
Totals	946	1,202	804	593	100%

Universe: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors)

Notes: Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.

Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor

Migrant workers student population is a metric that also describes farmworker needs in a community. In Fremont, the migrant worker student population is small, totaling 16 during the 2019-20 school year, which has increased from 11 since the 2016-17 school year. The trend for the region for the past few years has been a decline of 2.4% in the number of migrant worker students since the 2016-17 school year. The change at the county level is a 9.6% decrease in the number of migrant worker students since the 2016-17 school year.

Table 4-16. Migrant Worker Student Population

Academic Year	Fremont	Alameda County	Bay Area
2016-2017	11	874	4,630
2017-2018	13	1,037	4,607
2018-2019	18	785	4,075
2019-2020	16	790	3,976

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools

Notes: The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.

Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)

Although Alameda County, and Fremont, have a limited number of agricultural uses and farmworkers, they share the responsibility for farmworker housing with the rest of the region. Per the USDA, farmworkers often commute long distances to work for various employers but are considered permanent workers and residents in their home communities. For these permanent or settled farmworkers, the USDA estimates that these workers commute up to 75 miles for work and then return to their homes.

In many counties, farmworkers choose to live within incorporated cities due to the diversity and availability of housing, proximity to schools and other employment opportunities for other family members, and overall affordability. Therefore, all communities in the Bay Area play a role in meeting the farmworker housing needs of the region.

California farmworkers typically earn low wages, which limits housing choices for this special population.

Table 4-17. Occupational Employment and Wages, May 2020

Occupational Employment and Wages, May 2020	Employment	Employment (per 1,000 jobs)	Location Quotient ⁽¹⁾	Hourly Mean Wage	Annual Mean Wage
Farmworkers and Laborers, Crop, Nursery, Greenhouse (45-2092)	200,130	12.18	5.76	\$14.60	\$30,370
Farmworkers, Farm Ranch and Aquacultural Animals (45-2093)	2,290	0.14	0.53	\$16.54	\$34,400
Agricultural Workers, All Others (45-2099)	1,390	0.08	1.82	\$20.42	\$42,840
Agricultural Equipment Operators (45-2091)	7,060	0.43	0.43	\$16.55	\$34,320

Notes: (1) Location Quotient - Ratio of the area concentration of occupational employment to the national average concentration. A location quotient greater than one indicates the occupation has a higher share of employment than average, and a location quotient less than one indicates the occupation is less prevalent in the area than average.

Source: U.S. Bureau of Labor Statistics – California Farmworker Wages (May 2020)

“Farmworker housing” typically refers to shared manufactured homes provided in the vicinity of agricultural operations; however, a variety of housing types may serve the needs of farmworkers. Within an urban setting, farmworkers may choose to live in group housing for single individuals, such as an SRO, boardinghouse, or shared dwelling where housemates occupy a single unit. SROs and boardinghouses in particular may provide temporary housing options for seasonal workers who will stay in a community on a weekly or monthly basis. Removing barriers to these housing types can provide additional housing options for farmworkers in Fremont.

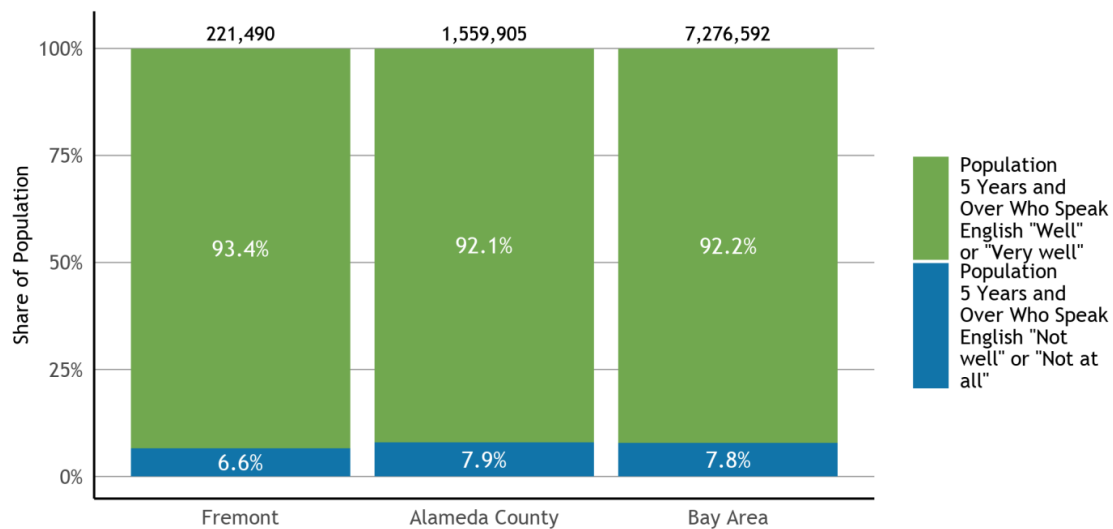
Additionally, as evidenced by the presence of a migrant worker student population, some migrant workers live with their families and children. Due to their size, these households may have greater need for deed-restricted or naturally occurring affordable housing units. The mean annual wages shown above would place a two- or three- person farmworker household within the “Extremely Low-Income” (ELI) bracket. Strategies to increase housing for ELI households, whose needs are discussed on page 4-16, may also support certain farmworker households as well.

Special Housing Needs of Non-English Speakers

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the Bay Area. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have limited English proficiency. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction, because residents might not be aware of their rights or they might be wary to engage due to immigration status concerns. Non-English speakers in supportive housing developments and emergency shelters may need translation assistance to receive necessary services. In Fremont, 6.6% of residents 5 years and older identify as speaking English not well or not at all, which is below the proportion for Alameda County. Throughout the region the proportion of residents 5 years and older with limited English proficiency is 8%.

During Housing Element outreach events at two affordable supportive housing developments (Pauline Weaver Senior Apartments and Cottonwood Place) staff observed that residents were comprised mainly of non-English speakers, which highlights the need for translation assistance in supportive housing developments.

Figure 4-45. Population with Limited English Proficiency



Universe: Population 5 years and over

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B16005