

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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March 22, 2023

Karena Shackelford, City Manager
City of Fremont
3300 Capitol Avenue, Building A
Fremont, CA 94358

Dear Karena Shackelford:

RE: City of Fremont's 6th Cycle (2023-2031) Adopted Housing Element

Thank you for submitting Fremont's (City) housing element adopted January 10, 2023 and received for review on January 23, 2023, including modifications authorized by Resolution Number 2023-03. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

HCD is pleased to find the adopted housing element in full compliance with State Housing Element Law (Article 10.6 of the Gov. Code). The adopted element addresses the statutory requirements described in HCD's November 21, 2022 review.

Additionally, the City must continue timely and effective implementation of all programs including but not limited to the following:

- Program 4 (Objective Design Standards for Historic homes)
- Program 7 (Mobile home Preservation and Rent Stabilization)
- Program 17 (Develop Objective Design Standards)
- Program 32 (Expand Homeownership in Highest Resource Neighborhoods)
- Program 34 (Parking in TOD Areas)
- Program 45 (Update Density Bonus Ordinance)
- Program 62 (Facilitate Hotel Acquisition and Rehabilitation)
- Program 63 (Prioritize Affordable Housing on Public Property)
- Program 89 (Review Development Standards to Ensure Maximum Density)
- Program 90 (Identify New Housing Opportunities Through SB 6 and AB 2011)
- Program 91 (Warm Springs General Plan and Zoning Consistency)
- Program 92 (Midterm Fair Housing Evaluation)

HCD particularly emphasizes the importance of Programs 63 (Affordable Housing on Public Property) and 92 (Midterm Fair Housing Evaluation). Engaging the public, evaluating the effectiveness of programs and making appropriate adjustments is

essential to compliance. The City's monitoring, evaluation and adjustment efforts must give special attention to programs to affirmatively furthering fair housing, especially place-based strategies for community revitalization and displacement risk.

The City must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB1) Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City now meets housing element requirements for these and other funding sources.

HCD appreciates the hard work, cooperation and responsiveness that the City's housing element team provided throughout the housing element review. The team's commitment to housing and community development is commendable. HCD also applauds the leadership of the City in taking significant steps to affirmatively further fair housing and accommodate the future housing needs of all segments of the community. HCD particularly applauds the efforts of Wayland Li whose public service is truly commendable. Wayland keenly led the housing element update and demonstrated excellence in professionalism, diligence and collaboration among many other fine qualities. HCD wishes the City success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Shawn Danino, of our staff, at shawn.danino@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager