



GENERAL PLAN

Housing Element

2015-2023



Appendix



Community Development Department
Planning Division
39550 Liberty Street
Fremont, California 94537-5006

1. LAND INVENTORY

- a. Table 5-1, Committed Projects**
- b. Table 5-2, Residentially Zoned Land (30+ du/ac)**
- c. Table 5-3, Commercial Mixed Use (30+ du/ac)**
- d. Table 5-4, Vacant Residential Land (<30 du/ac)**
- e. Table 5-5, Underutilized Residential Land (<30 du/ac)**

2. PUBLIC OUTREACH

- a. February 5, 2014 Town Hall Meeting Summary**
- b. February 11, 2014 Stakeholder Meeting Summary**
- c. June 9, 2014 Stakeholder Meeting Summary**
- d. Public Outreach Notification Lists**
- e. Public Comment Letters Received**

Housing Element 2015 - Table 5-1 Committed Projects

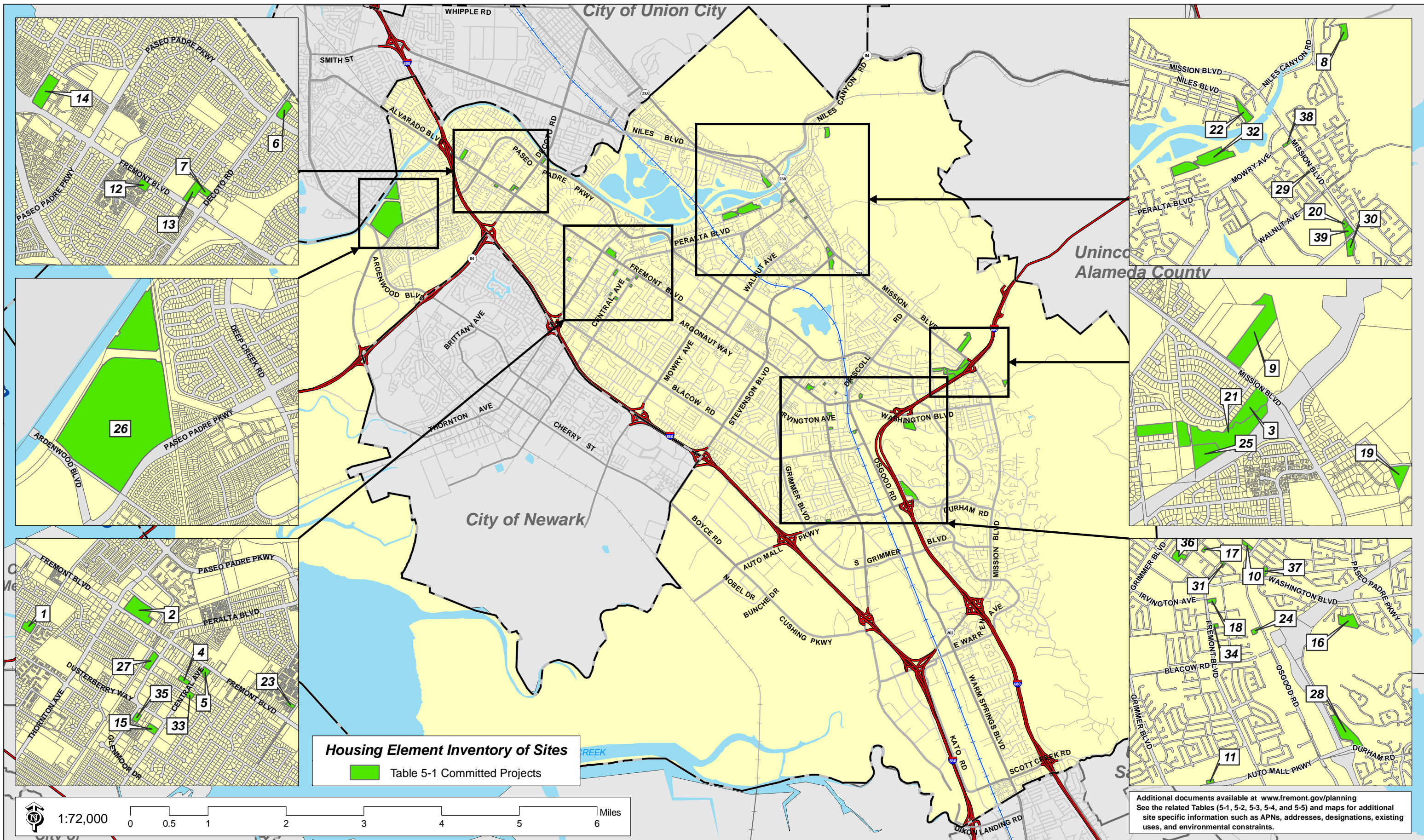


Table 5-2 Underutilized, Residentially Zoned Land (minimum 30 du/acre* or more)

ID	Common Name	Address	APN	General Plan	Zoning	Zoning Overlay	Presumed Density (Minimum)	Gross Acres	Assumed Unit Capacity	Status	Existing Use and Environmental Constraints
1	Osgood Road	42000 Osgood	525 033600101	RES, VH, 27-35 RES, URBAN	R-3-35	TOD	34 50	1.51	76	UU	Contractor yard
2	Osgood Road	42270 Osgood	525 033600203	RES, VH, 27-35 RES, URBAN	R-3-35	TOD	34 50	5.44 3.05	153	UU	Contractor yard; 38% slope over NE 1/3 of lot; SE 15% in flood zone
3	Osgood Road	42088 Osgood	525 033600208	RES, VH, 27-35 RES, URBAN	R-3-35	TOD	34 50	0.87	44	UU	5,814 s.f. industrial/office building; <5% of SE F-W; St. Ded./Imp. Req'd.
4	Osgood Road	42028 Osgood	525 033600304	RES, VH, 27-35 RES, URBAN	R-3-35	TOD	34 50	0.35	18	UU	1952 House converted for business use (pool service)
5	Osgood Road	42218 Osgood	525 033600502	RES, VH, 27-35 RES, URBAN	R-3-35	TOD	34 50	0.17	9	UU	1950s House
6	Osgood Road	42270 Osgood	525 033600608	RES, VH, 27-35 RES, URBAN	R-3-35	TOD	34 50	3.07	154	UU	Contractor yard
7	Osgood Road	42282 Osgood	525 033600714	RES, VH, 27-35 RES, URBAN	R-3-35	TOD	34 50	0.9	45	UU	Tree & gardening service contractor
8	Osgood Road	42536 Osgood	525 033600716	RES, VH, 27-35 RES, URBAN	R-3-35	TOD	34 50	1.61	81	UU	Pipeline storage co./RV storage facility
									0		The above eight (8) parcels are located along the Osgood Road corridor, which will run adjacent to the Fremont BART extension line. This area is an underutilized section of the Irvington Area and is primed for redevelopment. These parcels are expected to redevelop along with the construction of the Irvington BART station. The City has worked with property owners to rezone this once industrial area to R-3-35 residential zoning, in order to facilitate the turn over of these lots for high density residential uses in conjunction with the transit hub. The majority of buildings along this corridor appear to be near the end of their useful lives, further increasing the likelihood of redevelopment.
9	Guardino Farm	1031 Walnut	507 040001006	RES, VH, 27-35 RES, URBAN	P-2004-267	TOD	34 50	13.55	678	UU	This piece of practically vacant land currently houses a single home, where part of the land is used for farmland. This piece of land is completely surrounded by higher density housing, as well as close proximity to the current Fremont BART station. The City has worked with the owner of this land to rezone the parcel to allow for high density housing up to 70 du/acre. This is a prime site to create a high density TOD housing project.
10	Centerville Property	38619 FREMONT BLVD	501 090000510	RES, URB, 30-70	P-2005-72(CSPC)		31	1.78	55	UU	Density Increased: moved from Table 5-5 to Table 5-2
11	Centerville Property	38665 FREMONT BLVD	501 090001900	RES, URB, 30-70	P-2005-72(CSPC)		31	0.45	14	UU	Density Increased: moved from Table 5-5 to Table 5-2
12	Centerville Property	38651 FREMONT BLVD	501 090002000	RES, URB, 30-70	P-2005-72(CSPC)		31	1.10	34	UU	Density Increased: moved from Table 5-5 to Table 5-2
33	Caldeira-Dias Property	3386 Country	501 159200702	RES, VH, 27-35 RES, URBAN	R-G-16		31	0.85	26	UU	This parcel is a large underutilized residential lot near one of the City's major transportation corridors (Mowry Avenue). There is currently only one single family home on the lot. It is currently surrounded by higher density housing and commercial uses, making this a prime candidate for redevelopment. Its location in the central area of the City, its proximity to transportation, as well as its access to existing utilities and other infrastructure make this site less constrained than those outside of the urban area of the City. It is part of a group of four such properties (#33-#36).
34	Williams Property	3353 Mowry	501 159400800	RES, VH, 27-35 RES, URBAN	R-G-16		31	0.64	20	UU	This parcel is a large underutilized residential lot along one of the City's major transportation corridors (Mowry Avenue). There is currently only one single family home on the lot. It is currently surrounded by higher density housing and commercial uses, making this a prime candidate for redevelopment. Its location in the central area of the City, its proximity to transportation, as well as its access to existing utilities and other infrastructure make this site less constrained than those outside of the urban area of the City. It is part of a group of four such properties (#33-#36).
35	Harris Property	3535 Mowry	501 159600302	RES, VH, 27-35 RES, URBAN	R-G-16		31	0.21	7	UU	This parcel is a large underutilized residential lot along one of the City's major transportation corridors (Mowry Avenue). There is currently only one single family home on the lot. It is currently surrounded by higher density housing and commercial uses, making this a prime candidate for redevelopment. Its location in the central area of the City, its proximity to transportation, as well as its access to existing utilities and other infrastructure make this site less constrained than those outside of the urban area of the City. It is part of a group of four such properties (#33-#36).
36	Oliveira Property	3235 Mowry	501 159400402	RES, VH, 27-35 RES, URBAN	R-G-16		31	0.14	4	UU	This parcel is a large underutilized residential lot along one of the City's major transportation corridors (Mowry Avenue). There is currently only one single family home on the lot. It is currently surrounded by higher density housing and commercial uses, making this a prime candidate for redevelopment. Its location in the central area of the City, its proximity to transportation, as well as its access to existing utilities and other infrastructure make this site less constrained than those outside of the urban area of the City. It is part of a group of four such properties (#33-#36).
									1414		

Housing Element 2015 - Table 5-2 Residentially Zoned Sites (30+ du/ac)

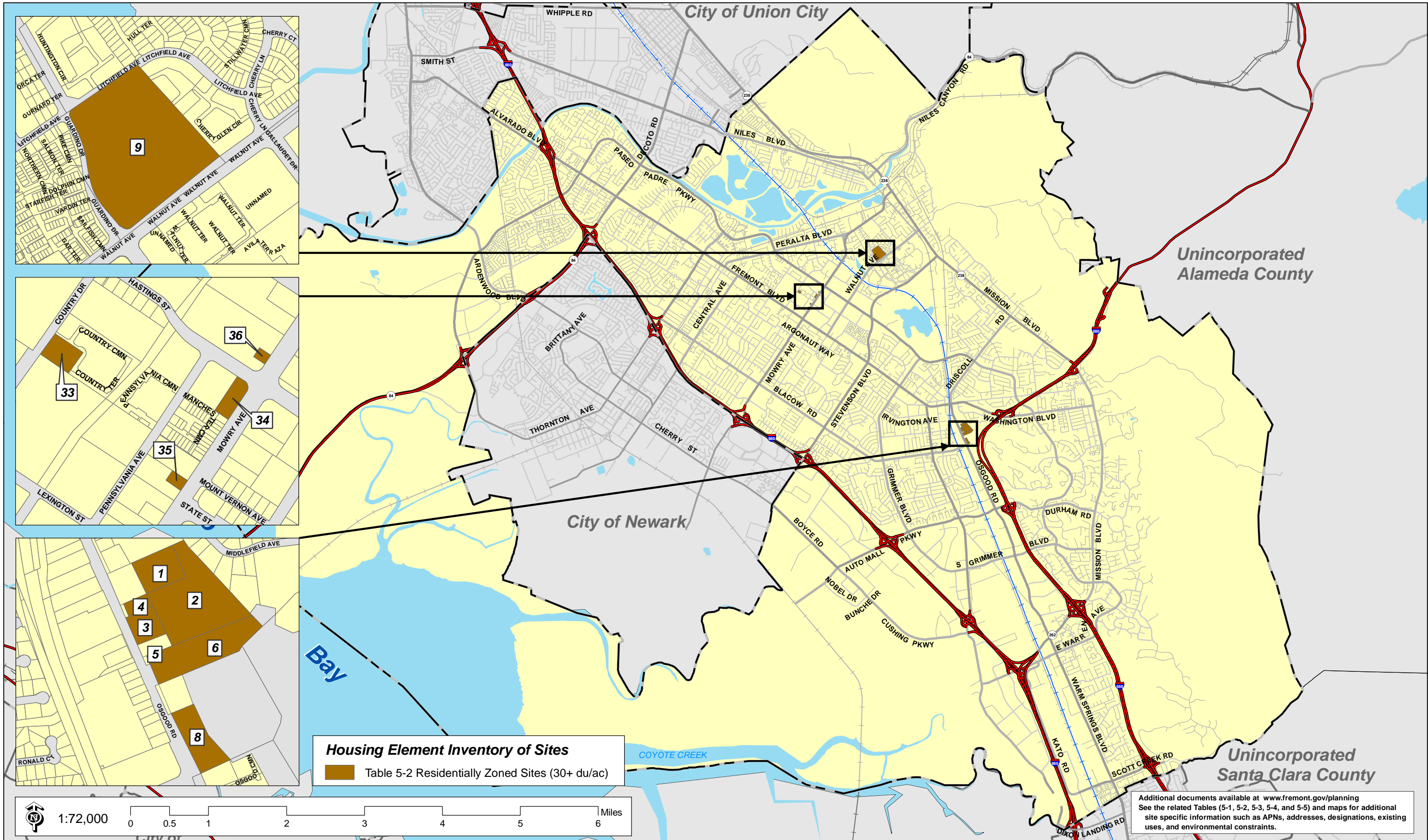


Table 5-3 Underutilized and Vacant, Commercial-Mixed Use Zoning (minimum 30 du/acre* or more)

ID	Address	APN	General Plan	Zoning	Zoning Overlay	Presumed Density (Minimum)	Gross Acres	Assumed Unit Capacity	Status	Comments
<i>Centerville Area</i>										
1	36835 FREMONT BLVD	501 023100402	COM TC	C-C	TOD	30	0.73	22	UU	Previous auto dealer lots (now closed). Lot is being temporarily used by auto broker. The site is a candidate for redevelopment because it is located along the most significant north-south transit corridor in the City, Fremont Boulevard. The City, as a part of its General Plan Update, is reviewing the entire corridor to identify areas and intersections in need of redevelopment to create a cohesive and node-centric corridor with commercial/residential/office mixed uses. This area of Fremont Boulevard is heavily used, and the buildings are nearing the end of their useful life expectancy.
2	36873 FREMONT BLVD	501 023100901	COM TC	C-C	TOD	30	0.80	24	UU	Previous auto dealer lot (now closed). Lot is being temporarily used by auto broker. The site is a candidate for redevelopment because it is located along the most significant north-south transit corridor in the City, Fremont Boulevard. The City, as a part of its General Plan Update, is reviewing the entire corridor to identify areas and intersections in need of redevelopment to create a cohesive and node-centric corridor with commercial/residential/office mixed uses. This area of Fremont Boulevard is heavily used, and the buildings are nearing the end of their useful life expectancy.
3	4362 THORNTON AVE	501 045502105	COM G	C-C	TOD	30	0.82	25	UU	Existing out of date one-story shopping center. Center is currently located along major transit corridor (Thornton Avenue) that leads from the I-880 freeway into the Centerville neighborhood. The center is surrounded by a mixture of uses, including schools, churches, higher density housing and other commercial uses. Existing tenants could easily be relocated along bottom floor retail in a new mixed use development.
4	4342 THORNTON AVE	501 045502411	COM G	C-C	TOD	30	0.72	22	UU	Existing underutilized one-story retail store. The one building holds two tenant spaces, a convenience store and a take-out restaurant. The site is located directly adjacent to Site 3 and would be optimal for redevelopment to convert the underutilized commercial buildings into a mixed use development near schools and churches.
5	37063 FREMONT BLVD	501 049905802	COM TC	C-C(CSPC)	TOD	30	0.76	23	UU	This site is an underutilized commercial site that is used by Hertz Rent a Car. This land use is a remnant of the area's former auto sales and service concentration. This site is specified in the Centerville Specific Plan (CSPC) as a possible future mixed use location. It is situated between an existing gas station and a florist.
6	4167 PERALTA BLVD	501 053600108	COM G	P(CSPC)	TOD			0		Moved to Table 5-1: Committed Projects
7	4133 PERALTA BLVD	501 053600202	COM G	C-C(CSPC)	TOD			0		Moved to Table 5-1: Committed Projects
8	36930 FREMONT BLVD	501 142501503	COM TC	C-C	TOD	30	0.59	18	UU	This site is currently a one story retail use. The building, which needs major upgrades, is occupied by a restaurant. Although an enclosed patio was added in 2004, the construction was done without permits. The site is located along the most significant north-south transit corridor in the City, Fremont Boulevard. The City, as a part of its General Plan Update, is reviewing the entire corridor to identify areas and intersections in need of redevelopment to create a cohesive and node-centric corridor with commercial/residential/office mixed uses. This site is in common ownership with sites 9, 14 and 15.
9	3909 THORNTON AVE	501 142503400	COM G	C-C	TOD	30	1.49	45	UU	The site was formerly an auto dealership that has since moved to the Fremont Auto Mall in the industrial area. Now closed, the site has had other retail uses including a video rental store and now a temporary used car sales lot. The site is underutilized, with its current use occupying only a small part of its 1.5 acres. This lot is surrounded by other retail commercial and medium density residential uses. The site is also located one block north of the 'Centerville Unified' site that is under current redevelopment with the City's Redevelopment Agency as a catalyst commercial, office and residential project for the entire Centerville area. This site is in common ownership with sites 8, 14 and 15.
10	3670 THORNTON AVE	501 142602500	COM G	C-C(CSPC)	TOD	30	0.85	25	UU	The site is a office-type building that has been converted to auto-service uses and is located between other large box users (hardware store and pet food supply store). The building is nearing the end of its useful life and no building improvements have been made within the last 10 years. Because of the building condition and its location in an area moving towards more mixed use and intense retail and housing uses, this lot is considered a prime target for mixed use redevelopment.
11	POST ST	501 142603500	COM TC	C-C(CSPC)	TOD	30	0.43	13	VAC	Site is currently vacant with no buildings on it. This site is in common ownership with site 12 and 13.
12	3900 THORNTON AVE	501 142603600	COM TC	C-C(CSPC)	TOD	30	0.33	10	VAC	Site formerly contained auto parts dealer. The building has since been demolished and the site is now vacant. This site is in common ownership with site 11 and 13.
13	THORNTON AVE	501 142603700	COM TC	C-C(CSPC)	TOD	30	0.29	9	VAC	Site is currently vacant with no buildings on it. This site is in common ownership with site 11 and 12.
14	36660 FREMONT BLVD	501 180906800	COM TC	C-C	TOD	30	0.69	21	UU	This site is currently occupied by an equipment rental storage yard along one of the most significant north-south transit corridor in the City, Fremont Boulevard. The City, as a part of its General Plan Update, is reviewing the entire corridor to identify areas and intersections in need of redevelopment to create a cohesive and node-centric corridor with commercial/residential/office mixed uses. This area of Fremont Boulevard is heavily used, and the buildings are nearing the end of their useful lives. This site is in common ownership with sites 8, 9 and 15.

ID	Address	APN	General Plan	Zoning	Zoning Overlay	Presumed Density (Minimum)	Gross Acres	Assumed Unit Capacity	Status	Comments
15	36770 FREMONT BLVD	501 180906900	COM TC	C-C	TOD	30	0.69	21	UU	This site is adjacent to Site 14 and is occupied by an equipment rental storage yard along one of the most significant north-south transit corridor in the City, Fremont Boulevard. The City, as a part of its General Plan Update, is reviewing the entire corridor to identify areas and intersections in need of redevelopment to create a cohesive and node-centric corridor with commercial/residential/office mixed uses. This area of Fremont Boulevard is heavily used, and the buildings are nearing the end of their useful life expectancy. This site, in particular, is underutilized with its main use as an open lot parking storage for rental vehicles and equipment. This site is in common ownership with sites 8, 9 and 15.
<i>Niles Area</i>										
16	37726 NILES BLVD	<u>507 015000100</u>				30	0.27	8	UU	Existing car wash site. Building has seen useful life expectancy. The site is adjacent to a vacant former railyard that has been partially redeveloped into a public plaza. The adopted Niles Concept Plan envisions a mixed use development on these properties in the future. Old APN is 507 01500101.
17	37298 NILES BLVD	507 027500201	COM TC	C-C(HOD)		30	0.15	5	UU	Half vacant site, with auto use. Building is at the end of its useful life. The site is adjacent to a vacant former railyard that has been partially redeveloped into a public plaza. The adopted Niles Concept Plan envisions a mixed use development on these properties in the future.
<i>Irvington Area</i>										
18	41152 FREMONT BLVD	525 062102103	COM TC	C-C(I)				0		Moved to Table 5-1: Committed Projects
19	41094 FREMONT BLVD	525 062103502	COM TC	C-C(I)	TOD	30	0.96	29	UU	This site is currently underutilized containing only a single one-story AutoZone retailer. The aerial view of this site shows that only half of the parcel is being used for retail, where the remainder of the site is an empty dirt lot. Often fraught with trash and debris, this site has been previously cited for code violations of trash accumulation on the empty portion of the lot. This lot, close to 1 acre in size is within walking distance of the proposed Irvington BART station, and in conjunction with sites 18, 20 and 22 could create a opportunity to create a cohesive and dense commercial-residential project that could serve both the future transit station and the existing Irvington Historic commercial district.
20	41080 FREMONT BLVD	525 062103605	COM TC	C-C(I)	TOD	30	0.57	17	UU	A restaurant currently occupies the single story building on this site. The restaurant is dilapidated and nearing the end of its useful life. The tenants have had trouble bringing the building to code. This site is another opportunity site due to its proximity to the Irvington BART station, and its adjacent parcels 18, 19 and 22 which also are underutilized sites prime for redevelopment.
21	41126 FREMONT BLVD	525 062104203	COM TC	C-C(I)	TOD			0		Site developed with commercial during previous cycle.
22	3648 MAIN ST	525 062800800	COM TC	C-C(I)	TOD	30	0.13	4	UU	This site is zoned community commercial, yet this current use is a single family home. The non-conforming use was in place before the zoning changed to community commercial. The intent of rezoning this area was to spur redevelopment of these parcels, converting the single family uses to more intense mixed uses. This parcel contains a 1909 single family home, that has had very minimal upgrades in the past 10 years with some siding and mechanical replacements. Also due to the small nature of the lots in this older neighborhood, it is not uncommon to see housing developers combine anywhere from 2-6 lots to create a new housing project. This parcel is adjacent to sites 23 and 24 creating the opportunity to combine three lots to create a new housing site. This particular site is specifically designated residential with ground-floor retail in the Irvington Concept Plan adopted by the City Council.
23	3624 MAIN ST	525 062800900	COM TC	C-C(I)	TOD	30	0.14	4	UU	This site is zoned community commercial, yet this current use is a single family home. The non-conforming use was in place before the zoning changed to community commercial. The intent of rezoning this area was to spur redevelopment of these parcels, converting the single family uses to more intense mixed uses. This parcel contains a 1904 single family home, that has had very minimal upgrades in the past 10 years, along with code violations for habitation of trailers on site. This parcel is adjacent to sites 22 and 24. Also important to note is that this particular site is specifically designated residential with ground-floor retail in the Irvington Concept Plan adopted by the City Council.
24	3606 MAIN ST	525 062801000	COM TC	C-C(I)	TOD	30	0.33	10	UU	This site is zoned and general plan designate community commercial, yet this current use is a single family home. The non-conforming use was in place before the zoning changed to community commercial. The intent of rezoning this area was to spur redevelopment of these parcels, converting the single family uses to more intense mixed uses. This parcel contains a 1909 single family home, that has had very minimal upgrades to the building in the past 10 years, but the gas lines in the utility right of way were recently replaced in 2009. Also due to the small nature of the lots in this older neighborhood, it is not uncommon to see housing developers combine anywhere from 2-6 lots to create a new housing project. This parcel is adjacent to sites 22 and 23. Also important to note is that this particular site is specifically designated residential with ground-floor retail in the Irvington Concept Plan adopted by the City Council.
25	41071 ROBERTS AVE	525 062900306	COM TC	C-C(I)	TOD	30	0.13	4	UU	This site was previously used as an auto-service related retailer, however, the business closed and the building is now vacant. Infrastructure is already in place on this site, and the Irvington Concept Plan has identified this site as part of the 'Main Street' transformation. This site and site 26 have been identified as a mainly residential building with token commercial on ground floor facing Washington Boulevard.
26	41021 ROBERTS AVE	525 062900307	COM TC	C-C(I)	TOD	30	0.14	4	UU	This site is being used as a auto-service related retailer. Infrastructure is already in place on this site, and the Irvington Concept Plan has identified this site as part of the 'Main Street' transformation. This site and site 25 have been identified as a mainly residential building with token commercial on ground floor facing Main Street.

ID	Address	APN	General Plan	Zoning	Zoning Overlay	Presumed Density (Minimum)	Gross Acres	Assumed Unit Capacity	Status	Comments
27	3811 WASHINGTON BLVD	525 062900400	COM TC	C-C(I)	TOD	30	0.32	10	UU	This parcel is occupied by one single family home that is currently vacant. The land owners previously applied and were approved for a 6,600 square foot retail development in 2004, but the entitlement has since expired making this parcel again available for development. The single family building is a non-conforming use in this community commercial zone, and it is at the end of its useful life. The building has had trouble meeting code requirements, and has been cited numerous times over the last 6 years. Its adjacent location to sites 28 and 29 make it a good candidate for possible assemblage for development. The Irvington Concept Plan has specifically called this parcel out as a mixed use opportunity site.
28	3825 WASHINGTON BLVD	525 062900500	COM TC	C-C(I)	TOD	30	0.19	6	UU	This site is an existing single family home in a community commercially zoned area, making it a non-conforming use. The parcel has a unique shape, giving the lot some physical constraint. However, the lot's one existing single family building has been vacant for an extended amount of time, and has been cited by Code Enforcement for its inability to be brought up to code standards. A majority of the site is unused, making it a prime piece for assemblage between adjacent sites 27 and 29. The Irvington Concept Plan has specifically called this parcel out as a mixed use opportunity site.
29	3839 WASHINGTON BLVD	525 062900600	COM TC	C-C(I)	TOD	30	0.44	13	UU	The building on this site was previously used as a restaurant, however, the business has since closed and the building is currently vacant. This site is adjacent to site 27 and 28, and could be developed in conjunction with the other two sites, or alone which would still yield a feasible 13 units on its close to half acre site. The Irvington Concept Plan has specifically called this parcel out as a mixed use opportunity site.
30	3868 MAIN ST	525 062901202	COM TC	C-C(I)	TOD	30	0.27	8	UU	This site is currently being considered in a City initiated rezoning to allow the community commercial use to P2009-00181 zoning. The new P District, if approved, would allow the buildings to convert to mixed uses including ground floor commercial and residential units. Next to this site are vacant sites 31, 32 and 33.
31	3955 WASHINGTON BLVD	525 062901304	COM TC	C-C(I)	TOD	30	0.16	5	VAC	This site is currently vacant. The Irvington Concept Plan notes these three corner lots should develop into a "Destination" building, one that is attractive but highly functional for this mixed use concentrated area. This site has common ownership with sites 32 and 33.
32	3961 WASHINGTON BLVD	525 062901403	COM TC	C-C(I)	TOD	30	0.18	5	VAC	This site is currently vacant. The Irvington Concept Plan notes these three corner lots should develop into a "Destination" building, one that is attractive but highly functional for this mixed use concentrated area. This site has common ownership with sites 31 and 33.
33	3983 WASHINGTON BLVD	525 062901502	COM TC	C-C(I)	TOD	30	0.04	1	VAC	This site is currently vacant. The Irvington Concept Plan notes these three corner lots should develop into a "Destination" building, one that is attractive but highly functional for this mixed use concentrated area. This site has common ownership with sites 31 and 32.
34	3824 UNION ST	525 064102600	COM TC	C-C(I)	TOD	30	0.86	26	UU	This community commercial site is currently surrounded by residential uses. The site, which houses an auto repair and pool supply store, is slated in the Irvington Concept plan for a residential building with some token ground floor retail uses along Union and Main Street.
35	40750 CHAPEL WAY	525 066106200	COM TC	C-C(I)	TOD	30	0.32	10	UU	A car wash is currently located at this site. The site is underutilized, since the car wash is not heavily used and is surrounded by commercial uses (7-11 store) or medium density apartment buildings. The site's proximity to housing makes it a prime candidate for redevelopment into mixed use.
36	4040 PAPAZIAN WAY	525 067000608	COM TC	P-2007-229(I)		30	0.20	6	UU	This is a three tenant commercial building that houses a bicycle shop and two martial arts studios. The building has reached its useful life expectancy and is in need of major renovation. The building has not been improved in many years, and is adjacent to more intense commercial office buildings (two-story) to the south. The site is also included in the P-2007-229 zoning area, which is commonly know as the Bay Street Improvement Plan. This development which is being implemented by the City's Redevelopment Agency is revitalizing the streetscape to improve the street's sidewalks, roadway and pedestrian amenities. This public investment and the changing nature of this area make this site a good candidate for redevelopment.
37	40909 FREMONT BLVD	525 067000610	COM TC	P-2007-229(I)	TOD	30	0.28	9	UU	The site currently is used as a used car dealer. The site is underutilized, as the majority of the lot is used to showcase used cars. In addition, the building has reached its useful life expectancy and is in need of major renovations. The building has not been improved in many years with only minor improvements to windows. This site is adjacent to site 36 and is fronting on the City's most significant north-south corridor, Fremont Boulevard. The City, as a part of its General Plan Update, is reviewing the entire corridor to identify areas and intersections in need of redevelopment to create a cohesive and node-centric corridor with commercial/residential/office mixed uses.
38	40861 FREMONT BLVD	525 067001602	COM TC	P-2007-229(I)	TOD	30	0.78	23	UU	The site currently houses a used car dealer. The site is underutilized, as the majority of the lot is used to showcase used cars. In addition, the building has reached its useful life expectancy and is in need of major renovations. The building has not been improved in many years with only minor improvements to windows. This site is adjacent to site 36 and is fronting on the City's most significant north-south corridor, Fremont Boulevard. The City, as a part of its General Plan Update, is reviewing the entire corridor to identify areas and intersections in need of redevelopment to create a cohesive and node-centric corridor with commercial/residential/office mixed uses.
39	4051 IRVINGTON AVE	525 068000149	COM TC	P-2007-229(I)	TOD	30	0.14	4	VAC	This site is currently vacant and in common ownership with site 41. The Irvington Concept Plan has specified that this site be redeveloped in conjunction with the parcel to its north, The Monument Shopping Center. This area is called out as a horizontal mixed use site, meaning that the uses are in separate buildings but within the same site area. This parcel along with site 41 are depicted by the plan to create a residential development.
40	4007 IRVINGTON AVE	525 068000302	COM TC	C-C(I)				0		Site developed with commercial during previous cycle.

ID	Address	APN	General Plan	Zoning	Zoning Overlay	Presumed Density (Minimum)	Gross Acres	Assumed Unit Capacity	Status	Comments
41	41057 FREMONT BLVD	525 068000152	COM TC	C-C(I)		30	1.60	48	VAC	This site is currently vacant and is common ownership with site 39. The Irvington Concept Plan has specified that this site be redeveloped in conjunction with the parcel to its north, The Monument Shopping Center. This area is called out as a horizontal mixed use site, meaning that the uses are in separate buildings but within the same site area. This parcel along with site 39 are depicted by the plan to create a residential development.
42	40786 FREMONT BLVD	525 070101512	COM TC	C-C(I)		30	0.50	15	UU	This is currently occupied by a one story commercial building. The building is nearing the end of its useful life. The site is adjacent to a larger shopping center with a big box anchor, however, this corner lot is separated from the greater shopping center by a wrought iron fence, making it appear disconnected from the neighboring shopping center. The site is in a prime location along Fremont Boulevard; the bus stops at this intersection of Fremont Boulevard and Chapel Way are heavily used throughout the day. Commercial uses currently in the building (a Taqueria and a head shop) would be able to operate in a mixed use building with the commercial uses along the ground floor.
43	40733 CHAPEL WAY	525 070101518	COM G	C-C(I)				0		Moved to Table 5-1: Committed Projects
44	40800 FREMONT BLVD	525 070101602	COM G	C-C(I)		30	0.28	9	UU	This is currently occupied by a small one story commercial building. The building is nearing the end of its useful life expectancy, adjacent to sites 42 and 43, making it more desirable to redevelop with both or either of these parcels to create a more cohesive site for mixed use development. Additionally, this site is located on a prominent corner (Fremont Boulevard and Chapel Way) making it an opportune site for possible intensification for residential and commercial uses.
45	4050 IRVINGTON AVE	525 120000102	COM G	C-C(I)	TOD	30	0.26	8	UU	This site in conjunction with sites 46 and 47 are all commonly owned and located adjacent to each other. The 3 sites combined together are currently occupied by a RV and Trailer Storage facility. Two of the three sites house these RVs and trailers. The site's single building, located on parcel 46, has very little improvements to it and is mainly used as an office. The site is severely underutilized, especially since it is in close proximity to the Irvington Historic District and future BART station. Additionally, the site is surrounded by higher density apartment buildings, most of which are for seniors and multifamily tenants. Also one block away are both the high school and junior high school for this area. This makes the site a very desirable location for a mixed use building.
46	4038 IRVINGTON AVE	525 120000202	COM G	C-C(I)	TOD	30	0.19	6	UU	See above
47	41191 FREMONT BLVD	525 120000502	COM G	C-C(I)	TOD	30	0.94	28	UU	See above
							Subtotal	599		
The sites below were removed from Table 5-2 and added here:										
50	1760 Mowry	501 120000422	COM, City Center	P-2000-215	TOD	50	5.72	0	UU	The Fremont Main BART station, currently the only one in the City, is located in the Central area. These four (4) parcels which lie around the north side of the station area are currently zoned and general plan designated for high density housing, making this a prime location for TOD housing. These sites are owner by BART; the agency has converted several station parking lots into high density housing and mixed use developments. BART conservatively estimates a development capacity of 350 housing units on the sites due to the proximity to the Hayward Fault line.
51	Mowry	501 120000802	COM, City Center	P-2000-215	TOD	50	5.25	0	UU	
52	Walnut	507 046500139	COM, City Center	P-2000-215	TOD	50	5.64	0	UU	
53	2000 Civic Center	507 046500152	COM, City Center	P-2000-215	TOD	50	2.87	350	UU	
								0		
54	40587 Fremont	525 105200302	COM, Mixed Use	P-2004-80(I)		31	0.32	10	UU	Sites 54 through 56 comprise the Fremont Shopping Center at the corner of Fremont Blvd. and N. Grimmer Blvd. Parcel A is currently a 1963 Bank building that is still in operation. Parcel B is the majority of the site, an older shopping center where several of the tenant spaces are vacant. Parcel C is a 1987 fast food building that is also still in operation. The majority of the site, the shopping center, is slowly terminating its retail tenants in hopes of
55	40645 Fremont	525 105201100	COM, Mixed Use	P-2004-80(I)		31	7.53	233	UU	
56	40660 Fremont	525 105201200	COM, Mixed Use	P-2004-80(I)		31	0.42	13	UU	
								0		
57	3550 Mowry	501 116200303	COM, City Center	P-2005-76	TOD	60	0.44	26	UU	Sites 57 through 69 are located in the Central Business District (CBD) zoning area of the City. This area is envisioned for a mixture of uses for a future downtown living, working and shopping area. The City has looked at each of the existing buildings in this block and none are currently listed as possible historic resources. Additionally, because the CBD zoning does not by-right allow for residential uses, the City implemented P-2005-76 which is a Planned District that specifically allows high density residential uses (60 du/ac) for these parcels. Since the entitlements have been put into place, the City has seen two owners land banking these parcels (one owner has acquired 3 parcels, another has purchased 2 parcels) to create more sizable lots that could be developed into high density housing within the core of the downtown.
58	39045 Mt. Vernon	501 116200400	COM, City Center	P-2005-76	TOD	60	0.16	10	UU	
59	39057 Mt. Vernon	501 116200500	COM, City Center	P-2005-76	TOD	60	0.16	10	UU	
60	39065 Mt. Vernon	501 116200600	COM, City Center	P-2005-76	TOD	60	0.16	10	UU	
61	39077 Mt. Vernon	501 116200700	COM, City Center	P-2005-76	TOD	60	0.16	10	UU	
62	39085 Mt. Vernon	501 116200800	COM, City Center	P-2005-76	TOD	60	0.16	10	UU	
63	39030 Mt. Vernon	501 116201100	COM, City Center	P-2005-76	TOD	60	0.16	10	UU	
64	39042 Mt. Vernon	501 116201200	COM, City Center	P-2005-76	TOD	60	0.16	10	UU	
65	39054 Mt. Vernon	501 116201300	COM, City Center	P-2005-76	TOD	60	0.16	10	UU	
66	39062 Mt. Vernon	501 116201400	COM, City Center	P-2005-76	TOD	60	0.15	9	UU	
67	39074 Mt. Vernon	501 116201500	COM, City Center	P-2005-76	TOD	60	0.16	10	UU	
68	3535 Capitol	501 116201600	COM, City Center	P-2005-76	TOD	60	0.15	9	UU	
69	3500 Mowry	501 116201800	COM, City Center	P-2005-76		60	0.23	14	UU	
							Subtotal	751		

ID	Address	APN	General Plan	Zoning	Zoning Overlay	Presumed Density (Minimum)	Gross Acres	Assumed Unit Capacity	Status	Comments
The sites below were added based upon new Downtown areas designated as such during the City's Fall 2011 Comprehensive General Plan Update										
100	3515 WALNUT	501 113000900	COM, City Center	D		50	2.73	137	Vac	Vacant parcel adjacent to Paragon Apartments (60 du/ac recent project) zoned for mixed-use development
101	39340 FREMONT	501 113001202	COM, City Center	D		50	0.72	36	UU	One-story commercial building on Fremont Boulevard zoned for mixed-use development
102	39358 FREMONT	501 113001207	COM, City Center	D		50	0.93	47	UU	One-story commercial building on Fremont Boulevard zoned for mixed-use development
103	39384 FREMONT	501 113001208	COM, City Center	D		50	0.76	38	UU	One-story commercial building on Fremont Boulevard zoned for mixed-use development
104	39300 FREMONT	501 113001401	COM, City Center	D		50	0.89	45	UU	One-story commercial building on Fremont Boulevard zoned for mixed-use development
105	3850 BEACON	501 113001402	COM, City Center	D		50	0.52	26	UU	One-story tire shop on Beacon Avenue zoned for mixed-use development
106	39142 FREMONT	501 113001802	COM, City Center	D		50	1.49	38	UU	City-acquired property planned for road extension. Presumed 1/2 developable
107	3400 MOWRY	501 113002201	COM, City Center	D		50	0.96	48	UU	One-story commercial building on Mowry Avenue zoned for mixed-use development
108	3456 MOWRY	501 113002203	COM, City Center	D		50	0.54	27	UU	One-story commercial building on Mowry Avenue zoned for mixed-use development
109	3411 CAPITOL	501 113002204	COM, City Center	D		50	1.33	66	UU	Long-vacant two-story building originally developed as a fitness center zoned for mixed-use development; various development proposals received
110	3340 MOWRY	501 113002500	COM, City Center	D		50	1.25	63	UU	One-story commercial building on Mowry Avenue zoned for mixed-use development
111	3101 WALNUT	501 113003700	COM, City Center	D	TOD	50	8.40	420	UU	Underutilized shopping center zoned for mixed-use development
112	39176 FREMONT	501 113004300	COM, City Center	D		50	1.45	73	UU	Underutilized shopping center adjacent to Site 100 and zoned for mixed-use development
113	39222 FREMONT	501 113004400	COM, City Center	D		50	1.41	71	UU	Underutilized shopping center adjacent to Site 100 and zoned for mixed-use development
114	3300 CAPITOL	501 113004900	COM, City Center	D	TOD	50	6.56	328	UU	City offices planned for surplus property sale and zoned for mixed-use development; Future Civic Center site located adjacent
							Subtotal	1459		
The sites below were added based upon new Mixed-use Areas designated as such during the City's Fall 2011 Comprehensive General Plan Update										
200	4300 DECOTO RD	543 025602404	COM, Mixed Use	C-T		30	0.90	27	UU	Underutilized auto shop adjacent to City surplus property
201	4268 DECOTO RD	543 025602303	COM, Mixed Use	C-T		30	1.13	34	UU	Surplus City parcel positioned for mixed-use development
202	4178 DECOTO RD	543 025602204	COM, Mixed Use	C-T		30	8.30	249	UU	Surplus City parcel positioned for mixed-use development
203	4194 DECOTO RD	543 025602100	COM, Mixed Use	C-T		30	0.16	5	UU	Surplus City parcel positioned for mixed-use development
204	35057 FREMONT BLVD	543 025600709	COM, Mixed Use	C-T		30	0.49	15	UU	Older strip center adjacent to mixed-use City Parcel
205	35041 FREMONT BLVD	543 025600602	COM, Mixed Use	C-T		30	0.22	7	UU	Underutilized commercial property adjacent to City surplus property
206	4092 DECOTO RD	543 025600100	COM, Mixed Use	C-T		30	0.32	10	UU	Underutilized residential units adjacent to City surplus property
207	4997 STEVENSON BLVD	531 002604013	COM, Mixed Use	C-N		30	0.46	14	Vac	Vacant Commercial Site ready for redevelopment
208	4949 STEVENSON BLVD	531 002604011	COM, Mixed Use	C-N		30	4.09	123	UU	Older Shopping Center with vacancies/partially vacant site and redevelopment opportunities
209	41980 FREMONT BLVD	525 168300100	COM, Mixed Use	P-2004-79		30	0.50	15	UU	Older Shopping Center on corner redeveloped for residential
210	42151 BLACOW RD	525 164602100	COM, Mixed Use	P-2004-79		30	7.00	210	UU	Older strip center with redevelopment opportunities
211	42240 FREMONT BLVD	525 164602002	COM, Mixed Use	P-2004-79		30	0.51	15	UU	Tire Shop on corner lot adjacent to recent residential conversions
212	41989 FREMONT BLVD	525 111502803	COM, Mixed Use	P-2004-79		30	1.72	52	UU	Dollar Store in older building on large lot at intersection where two corners have recently been converted to residential development
213	41965 FREMONT BLVD	525 111502705	COM, Mixed Use	P-2004-79		30	0.56	17	UU	Older fast food restaurant currently vacant, and adjacent to Site 212
217	41500 BLACOW RD	525 097602102	COM, Mixed Use	C-N		30	0.43	13	Vac	Vacant Commercial Site ready for redevelopment
218	41200 BLACOW RD	525 097602101	COM, Mixed Use	C-N		30	4.59	138	UU	Meadow Square Shopping Center--Mixed-use opportunity discussed with broker in the recent past
219	555 MOWRY AVE	507 035602100	COM, Mixed Use	P-2004-274		30	3.80	114	UU	Older one-story commercial buildings with redevelopment opportunities
220	585 MOWRY AVE	507 035602000	COM, Mixed Use	P-2004-274		30	2.60	78	UU	Large property with religious facility transitional use with dev potential
221	631 MOWRY AVE	507 035601303	COM, Mixed Use	P-2004-274		30	0.20	6	UU	Underutilized commercial building with redevelopment opportunities
222	38491 FREMONT BLVD	501 090001800	COM, Mixed Use	C-T(CSPC)		30	2.86	86	UU	Self-storage facility on large lot near high school, and adjacent to older shopping center
223	38487 FREMONT BLVD	501 090001600	COM, Mixed Use	C-T(CSPC)		30	0.95	29	UU	Older Shopping Center with redevelopment opportunities
224	38463 FREMONT BLVD	501 076000902	COM, Mixed Use	C-T(CSPC)		30	0.38	11	UU	Converted house on large lot adjacent to older shopping center
225	4673 THORNTON AVE	501 008008009	COM, Mixed Use	P-2004-77		30	3.43	103	UU	Older Shopping Center with vacancies prime for conversion to mixed use with redevelopment opportunities
226	THORNTON AVE	501 008008008	COM, Mixed Use	P-2004-77		30	0.05	1	Vac	Portion of 4673 Thornton Ave Shopping Center that is redevelopment opportunity
							Subtotal	1370		
							Total	4179		

*dwelling units per acre

Housing Element 2015 - Table 5-3 Commercial-Mixed Use (30+ du/ac)

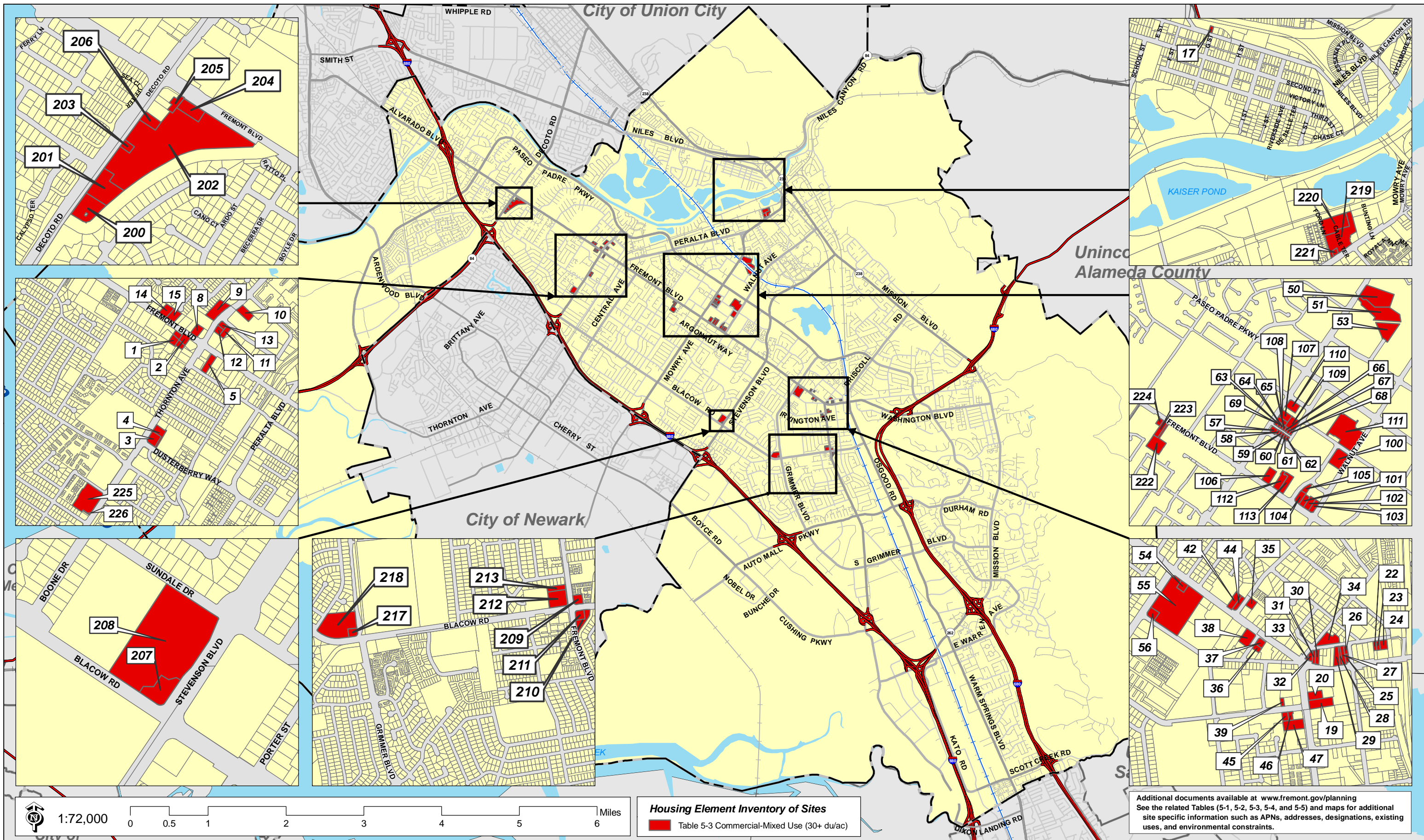


Table 5-4 Vacant, Residentially Zoned Land (less than 30 du/acre*)									
ID	Address	APN	General Plan Designation	Zoning District	Zoning Overlay	Presumed Density (Minimum)	Gross Acres	Assumed Unit Capacity*	Existing Use & Environmental Conditions
1	39439 MISSION BLVD	507 045500103	RES, MED, 14.6-29.9	R-3-27					Moved to Table 5-1: Committed Projects
2	1840 PERALTA BLVD	501 182200400	RES, LOW-MED, 8.8-14.5	R-2		8.8	3.96	35	Vacant parcel with no known environmental constraints at this time.
3	DASSELL RD	507 082600400	COM, GEN	P-2005-79		16.5	1.63	27	Vacant parcel with no known environmental constraints at this time. Parcelization and parcel numbers on this corner changed as indicated, resulting in a larger vacant portion. Old APN 507 052700303.
4	41252 MISSION BLVD	525 027500402	RES, LOW, 2.3-8.7	R-1-6(H-I)		2.3	4.10	9	Vacant parcel with no known environmental constraints at this time.
5	41482 FREMONT BLVD	525 060501402	RES, MED, 14.6-29.9	P-2010-272					Moved to Table 5-1: Committed Projects
6	37621, 37629, 37605 FREMONT BLVD	501 073000702 501 073000500 501 073000602	RES, MED, 14.6-29.9	P-2010-3					Moved to Table 5-1: Committed Projects
7	4186 CENTRAL AVE	501 073100100	RES, MED, 14.6-29.9	P-2001-160					Moved to Table 5-1: Committed Projects
8	38569 MISSION BLVD	507 052704002	RES, MED, 14.6-29.9	R-3-18					Moved to Table 5-1: Committed Projects
9	101 GUARDINO DR	507 079318600	RES, MED, 14.6-29.9	R-3-18					Site developed with housing during previous cycle
10	44500 VISTA GRANDE CT	513 032500500	RES, LOW, 2.3-8.7	P-90-17					Site developed with housing during previous cycle
11	41778 FREMONT BLVD	525 061105302	RES, MED, 14.6-29.9	R-3-23					Moved to Table 5-1: Committed Projects
12	1481 MOWRY AVE	501 156000705	RES, MED, 18-23	P-2001-174					Site developed with child care center during previous cycle
13	38335 MISSION BLVD (DASSEL RD)	507 082600300	COM, GEN	P-2005-79		16.5	0.43	7	Vacant parcel with no known environmental constraints at this time. New parcelization pattern with parcel 3 above
14	DEER RD	507 067600400	RES, LOW, 2.3-8.7	R-1-6(H-I)					Moved to Table 5-1: Committed Projects
15	42425 MISSION BLVD	513 047300302 513 047300202	RES, LOW, 2.3-8.7						Moved to Table 5-1: Committed Projects
16	40822 HIGH ST	525 064501301	RES, MED, 14.6-29.9	R-G-29		16.5	0.74	12	Vacant parcel with no known environmental constraints at this time.
17	DURHAM RD	525 125006200	RES, LOW, 2.3-8.7						Moved to Table 5-1: Committed Projects
18	3068 DECOTO RD	543 028200902	RES, LOW, 2.3-8.7						Moved to Table 5-1: Committed Projects
19	PASEO PADRE PKWY	501 180209600	RES, LOW, 2.3-8.7	R-1-6		5.0	7.47	37	Vacant parcel with no known environmental constraints at this time.
20	PASEO PADRE PKWY	543 027501202	RES, LOW, 2.3-8.7	R-1-6		5.0	11.07	55	Vacant parcel with no known environmental constraints at this time.
21	ISHERWOOD WY	501 180000150	RES, LOW, 2.3-8.7	R-1-6		5.0	28.58	143	Vacant parcel with no known environmental constraints at this time. Realistic Unit Capacity is based upon development of the East-West Connector through a portion of the site.
22	37350 SEQUOIA RD	501 131000902	RES, MED, 14.6-29.9	R-3-27		25	4.55	114	Vacant parcel sold by the City in CY2014 for residential development.
		TOTAL					62.54	440	
	*dwelling units per acre								

Housing Element 2015 - Table 5-4 Vacant Residential Land (less than 30 du/ac)

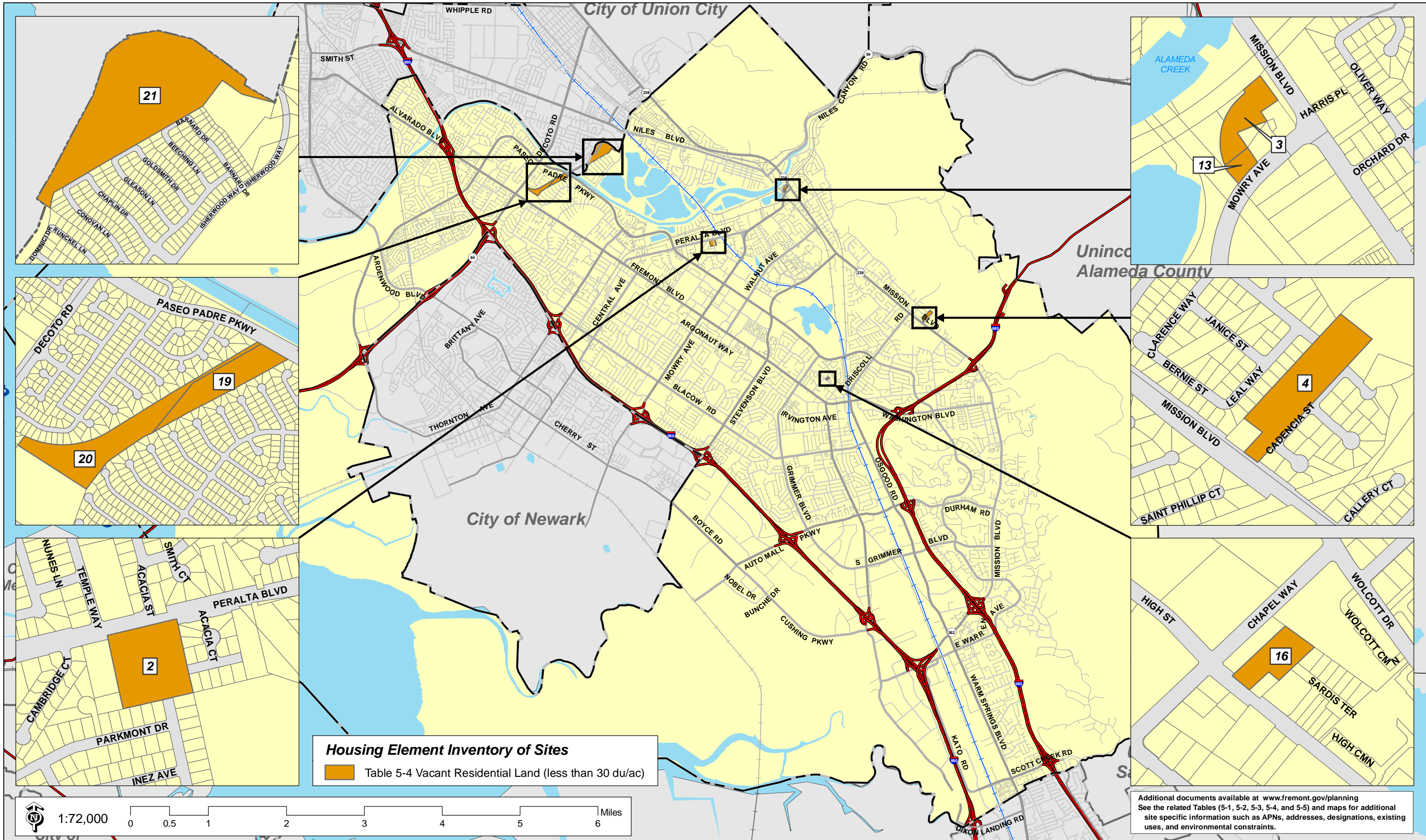
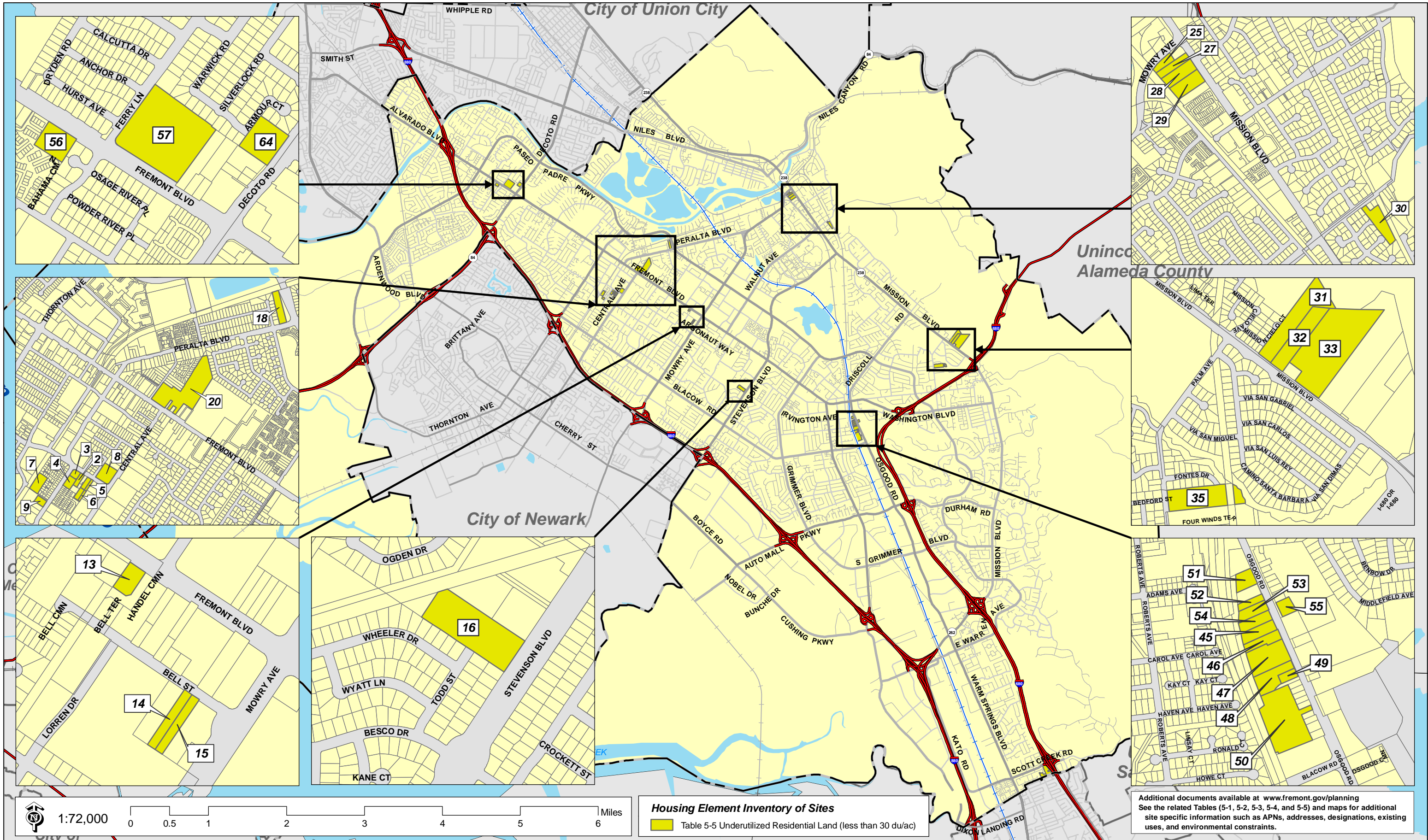


Table 5-5 Underutilized, Residentially Zoned Land (less than 30 du/acre*)									
ID	ADDRESS	APN	General Plan	Zoning	Zoning Overlay	Presumed Density (Minimum)	Acres	Assumed Unit Capacity	Comments
1	4325 ALDER AVE	501 004207600	RES,LOW,5-7	R-1-6					Moved to Table 5-1, Committed Projects
2	37505 DUSTERBERRY WAY	501 052101304	RES,MED,11-15	P-2005-73(CSPC)		13	0.53	7	No recent applications
3	4426 PERALTA BLVD	501 052101305	RES,MED,11-15	P-2005-73(CSPC)		13	0.51	7	No recent applications
4	4450 PERALTA BLVD	501 052101306	RES,MED,11-15	P-2005-73(CSPC)		13	0.79	10	Moved to Table 5-1, Committed Projects
5	37555 DUSTERBERRY WAY	501 052101307	RES,MED,11-15	P-2005-73(CSPC)		13	0.71	9	No recent applications
6	37557 DUSTERBERRY WAY	501 052101308	RES,MED,11-15	P-2005-73(CSPC)		13	0.69	9	Lot Combination in for review
7	PERALTA BLVD	501 052200200	RES,MED,11-15	P-2005-73(CSPC)		13	1.49	19	No recent applications
8	4287 CENTRAL AVE	501 052600110	RES,H,23-27	P(CSPC)		25	1.55	39	No recent applications
9	4511 PERALTA BLVD	501 055104800	RES,MED,11-15	R-3-15 (CSPC)		13	0.60	8	No recent applications
10	38619 FREMONT BLVD	501 090000510	RES, URB, 30-70	P-2005-72(CSPC)					Density Increased; moved to Table 5-2
11	38665 FREMONT BLVD	501 090001900	RES, URB, 30-70	P-2005-72(CSPC)					Density Increased; moved to Table 5-2
12	38651 FREMONT BLVD	501 090002000	RES, URB, 30-70	P-2005-72(CSPC)					Density Increased; moved to Table 5-2
13	38727 FREMONT BLVD	501 093000105	RES,MED,18-23	P-2005-72(CSPC)		21	0.42	9	No recent applications
14	38853 BELL ST	501 093001800	RES,H,23-27	R-3-27		25	0.44	11	No recent applications
15	38871 BELL ST	501 093001900	RES,H,23-27	R-3-27		25	0.42	11	No recent applications
16	4467 STEVENSON BLVD	501 096709502	RES,LOW,5-7	R-1-6		5	2.71	14	No recent applications
17	1760 MOWRY AVE	501 120000422	RES,VH,50-70	P-2000-215					Portion of Central Fremont BART Station; moved to Table 5-2
18	2929 PERALTA BLVD	501 131000202	RES,LOW,5-7	R-1-6		5	1.89	9	No recent applications
19	37350 SEQUOIA RD	501 131000902	RES,H,23-27	R-3-27		25	4.55	114	Surplus City land proposed for sale
20	37588 FREMONT BLVD	501 147002702	RES,LOW,5-7	R-G-19		5	10.76	54	No recent applications; old APN 501 147002701
21	35601 NILES BLVD	507 003000213	RES,LOW,5-7	R-1-6					Site developed with housing during previous cycle.
22	39393 MISSION BLVD	507 045500200	RES,H,23-27	R-3-27					Moved to Table 5-1, Committed Projects
23	39311 MISSION BLVD	507 045500300	RES,H,23-27	R-3-27					Moved to Table 5-1, Committed Projects
24	WALNUT AVE	507 046500139	RES,VH,50-70	P-2000-215					Moved to Table 5-2, portion of renumbered BART Station parcel
25	50 MOWRY AVE	507 052703400	RES,MED,15-18	R-3-18		17	0.69	11	No recent applications
26	38437 MISSION BLVD	507 052703603	RES,MED,15-18	R-3-18					Redesignated to General Commercial
27	38453 MISSION BLVD	507 052703702	RES,MED,15-18	R-3-18		17	1.08	18	No recent applications
28	38505 MISSION BLVD	507 052703802	RES,MED,15-18	R-3-18		17	1.70	28	No recent applications
29	38539 MISSION BLVD	507 052703902	RES,MED,15-18	R-3-18		17	1.92	32	No recent applications
30	243 MORRISON CANYON RD	507 063000201	RES,LOW,5-7	R-1-6(H-I)		5	1.92	10	No recent applications
31	41948 MISSION BLVD	513 045000402	RES,LOW,5-7	R-1-6(H-I)		5	2.23	11	No recent applications
32	42012 MISSION BLVD	513 045000510	RES,LOW,5-7	R-1-6(H-I)		5	3.09	15	No recent applications
33	42092 MISSION BLVD	513 045000512	RES,LOW,5-7	R-1-6(H-I)		5	5.43	27	No recent applications
34	42232 MISSION BLVD	513 045000602	RES,LOW,5-7	O-S					Moved to Table 5-1, Committed Projects
35	42154 PALM AVE	513 047200502	RES,LOW,3-5	A		3	4.16	12	No recent applications
36	42186 PALM AVE	513 047200602	RES,LOW,3-5	A; R-1-10					Moved to Table 5-1, Committed Projects
37	MISSION BLVD	513 047301210	RES,LOW,3-5	R-1-10					Moved to Table 5-1, Committed Projects
38	KATO RD	519 101005803	RES,H,23-27	P-2005-292(F)					Site developed with housing during previous cycle.
39	48887 KATO RD	519 101006100	RES,MED,18-23	P-2005-292					Site developed with housing during previous cycle.
40	48887 KATO RD	519 101006100	RES,MED,11-15	P-2005-292					Site developed with housing during previous cycle.
41	787 SCOTT CREEK RD	519 108002702	RES,LOW,5-7	R-1-6		5	5.04	25	No recent applications
42	48495 URSA DR	519 108004700	RES,LOW,5-7	R-1-6					Moved to Table 5-1, Committed Projects
43	2450 DURHAM RD	519 144501100	RES,LOW,5-7	R-1-6(H-I)(F-W)					Site developed with housing during previous cycle.
44	675 SCOTT CREEK RD	519 170304700	RES,LOW,5-7	R-1-6		5	2.25	11	No recent applications
45	41911 OSGOOD RD	525 033900102	RES,H,23-27	R-3-27		25	0.81	20	No recent applications
46	41965 OSGOOD RD	525 033900202	RES,H,23-27	R-3-27		25	0.73	18	No recent applications; old APN 525 033900200
47	42021 OSGOOD RD	525 033900302	RES,H,23-27	I-L		25	1.99	50	No recent applications
48	OSGOOD RD	525 033900408	RES,H,23-27	R-3-27		25	1.27	32	No recent applications; old APN 525 033900404
49	42183 OSGOOD RD	525 033900410	RES,H,23-27	R-3-27(F-W)					Moved to Table 5-1, Committed Projects; old APN 525 033900406
50	OSGOOD RD	525 033901004	RES,H,23-27	O-S(F); R-3-27		25	4.05	101	No recent applications
51	41655 OSGOOD RD	525 034200200	RES,H,23-27	R-3-27		25	0.67	17	No recent applications
52	41791 OSGOOD RD	525 034200400	RES,H,23-27	R-3-27		25	0.38	9	No recent applications
53	41829 OSGOOD RD	525 034200500	RES,H,23-27	R-3-27		25	0.67	17	No recent applications

54	41875 OSGOOD RD	525 034200602	RES,H,23-27	R-3-27		25	0.72	18	No recent applications
55	41868 OSGOOD RD	525 034502104	RES,H,23-27	R-3-27		25	0.51	13	No recent applications; road widening project to original APN 525 034502102
56	34653 FREMONT BLVD	543 024716302	RES,MED,18-23	R-G-24		21	1.12	23	No recent applications
57	34734 FREMONT BLVD	543 029600604	RES,LOW,5-7	R-1-6		5	6.47	32	No recent applications
58	3853 DECOTO RD	543 030000107	RES,MED,18-23	R-1-6					Moved to Table 5-1, Committed Projects; old APN 543 030000104
59	3871 DECOTO RD	543 030000206	RES,MED,18-23	R-1-6					Moved to Table 5-1, Committed Projects; old APN 543 030000202
60	34826 FREMONT BLVD	543 030001302	RES,MED,18-23	R-1-6					Moved to Table 5-1, Committed Projects
61	3893 DECOTO RD	543 030001400	RES,MED,18-23	R-1-6					Moved to Table 5-1, Committed Projects
62	3858 BEARD RD	543 033602300	RES,MED,18-23	R-3-23					Moved to Table 5-1, Committed Projects
63	34044 FREMONT BLVD	543 033602400	RES,MED,18-23	R-3-23					Moved to Table 5-1, Committed Projects
64	3777 DECOTO RD	543 041010800	RES,LOW,5-7	P-95-1		5	1.60	8	No recent applications
65	ARDENWOOD BLVD	543 043913000	RES,MED,15-18	P-2005-80					Site developed with housing during previous cycle.
						Totals	78.58	888	
	*dwelling units per acre								

Housing Element 2015 - Table 5-5 Underutilized Residential Land (less than 30 du/ac)





FREMONT HOUSING ELEMENT UPDATE 2015-2023

TOWN HALL MEETING

On February 5, 2014, the City of Fremont held a Town Hall Meeting to elicit input from the Community on key housing issues facing the City of Fremont and how they should be addressed. There were approximately 42 attendees.

Barry Miller, Consultant, provided a presentation to the attendees that included an overview of the Housing Element, current Housing Element goals, demographic trends and housing needs in Fremont, housing opportunities and also recent accomplishments. The presentation was followed by a discussion of issues and also opportunity for questions.

Following is a summary of the comments, concerns, questions, and also responses to these questions which were expressed at the meeting. The comments and questions, generally, fell within the following four topic categories:

- Distribution of Affordable Housing
- Needs Assessment in the Housing Element
- Production of Affordable Housing
- Affordable Housing Ordinance/Financial Incentives
- Development Standards to Facilitate Affordable Housing
- Rental Housing

Distribution of Affordable Housing

- **Comment:** *Affordable housing should be located in multiple locations within the City, near transit, and at a blend of cost ranges.*
- **Comment:** *Affordable housing should be close to public transit and BART (bus service is getting worse).*
- **Comment:** *Affordable housing is not just for low-income...includes moderate income households. Need affordable housing for teachers, etc.*

Needs Assessment in Housing Element

- **Comment:** *Some don't realize that the poverty level is 3x the minimum wage, so the cost of living is very high for low incomes.*
- **Comment:** *Should provide information on households for each income category.*
- **Comment:** *Should examine overpayment for seniors and other special needs groups.*
- **Comment:** *Assess risk of housing displacement in areas where new development will be located, i.e. Warm Springs.*
- **Question:** *Will the Needs Assessment Quantify the total cost of living with regard to income and overpayment?*

Response: Yes.

Production of Affordable Housing

- **Question:** *Why did the City only build 200 of the total very low income units, and is that a problem?*

Response: The City is required to plan for the available zoning to allow construction of those units, and look at the success of its various programs from time to time. The fact of the matter is that the elimination of the RDA will continue to make production of the very low income units difficult. The City Council has partially made up for the loss of the RDA through contribution of \$1M in “boomerang funds” to affordable housing purposes. For purposes of considering land available for very low units, the state requirement is that it be at 30 dwelling units per acre or greater.

- **Comment:** *Upper-end housing causes displacement of lower-income housing and an increase in rents. Suggest the City address this issue.*
- **Comment:** *Consider increasing fee burden on higher-end homes*

Affordable Housing Ordinance/Financial Incentives

- **Question:** *What types of development incentives does the City have in addition to the Affordable Housing Ordinance?*

Response: In addition to building units on site, the City retooled the Affordable Housing Ordinance several years ago to allow payment of in-lieu fees.

- **Question:** *Can money collected pay for services as well?*

Response: Yes. 85% of funding goes toward construction, 5% to administration, and 10% to services.

- **Comment:** *An attendee mentioned they did not like the in-lieu fee option for various reasons, including that it took longer for the money to be deposited and for the units to be built, and that it was better to build smaller units onsite within new neighborhoods.*

- **Question:** *How much was the current in-lieu fee, and how could it be used?*

Response: The current fee was approximately \$20/habitable square foot, and was periodically used through the City’s issuance of a “Notice of Funding Availability” (NOFA) to build an affordable project. 85% was to be used for construction, 10% could be used for services, and 5% could be used for administration.

- **Question:** *When was the Nexus study going to be completed as required by the Palmer (court) decision?*

Response: The study is required to be completed next year.

- **Comment:** *An attendee was struck by the low number of low income units actually built during the last cycle, and recommended the amount of the affordable housing in-lieu fee be increased. The commentator noted that there was a lack of buying power for lower income people to pay for housing once essential bills for gas, groceries, and other fixed costs were paid.*



FREMONT HOUSING ELEMENT UPDATE 2015-2023

STAKEHOLDER MEETING

On February 11, 2014, the City of Fremont held a Stakeholder Meeting to elicit input from the Community on key housing issues facing the City of Fremont and how they should be addressed. approximately attendees.

Barry Miller, Consultant, provided a presentation to the attendees that included an overview of the Housing Element, current Housing Element goals, demographic trends and housing needs in Fremont, housing opportunities and also recent accomplishments. The presentation was followed by a discussion of issues and also opportunity for questions.

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Response: The study is required to be completed next year.

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Response: Staff commented that overpayment data was required within the housing element, and would be included.

- **Comment:** *There have been more higher-density units driven by the market lately, and fewer low-density areas, although some low-density sites remain.*

- **Question:** *What affordable housing requirements will apply to the Warm Springs area?*

Response: The same citywide ordinance will apply to Warm Springs 4,000+ units.

- **Question:** It seems like the option to pay in-lieu fees instead of building units onsite creates an exclusive area because most developers choose to pay instead of build affordable housing. Can we require actual units to be built in Warm Springs and elsewhere?

Response: Some prospective developers are partnering with affordable housing providers in order to construct affordable units within these areas, but the ordinance purposefully allows either option.

Development Standards

- **Question:** *Has the City considered establishing an Affordable Housing Overlay Zone or parking reduction?*

Response: Effectively, the affordable housing ordinance applies throughout the City. The City has not separately considered a stand-alone zone with different requirements. The City has lowered parking standards for all developments within Transit-Oriented Developments (TODs), but was not successful in an attempt to reduce affordable housing parking requirements.

Rental Housing

- **Comment:** *Section 8 housing has become limited, harder to get into. Fair market value has risen and landlords are electing not to participate.*

Staff recommended that attendees visit <http://www.fremont.gov/housingelement/>, participate in the Open City Hall feedback website, and read what others are saying.

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FREMONT HOUSING ELEMENT UPDATE 2015-2023

Summary - FOLLOW-UP STAKEHOLDER MEETING

On June 9, 2014, the City of Fremont held a follow-up meeting in a roundtable discussion format to discuss draft goals and programs for the 2015-2023 Housing Element Update. There were approximately 14 attendees.

Barry Miller, Consultant, facilitated a discussion on proposed Goals and Policies in the draft Housing Element. The following is a summary of the comments and suggestions that were expressed at the meeting.

Introduction

Barry Miller began with an introduction of the Housing Element Update process, discussing the Regional Housing Needs Allocation (RHNA), City of Fremont Needs Assessment Data Summary, and the Sites Inventory. The following questions and comments were raised during the introduction:

- **Question:** Were units counted when approved or constructed?
- **Response:** For the purposes of the Housing Element, units approved or committed, but not yet constructed before 1/31/15, they would count toward the coming Housing Element 2015-2023 planning period.
- **Question:** Why do Irvington and Centerville seem to get a disproportionate share of affordable housing?
- **Response:** Most housing growth in Fremont, including affordable housing, is planned to occur in Priority Development Areas (PDAs) and along transit corridors such as Fremont Boulevard. Since Irvington and Centerville are both PDAs, they both are planned to become more intensely developed in the future.
- **Comment:** It is not appropriate for the La Casita Restaurant and its parking lot to be listed on the housing inventory given the existing property easements and limitations.
- **Response:** Staff will look into that example to see if it is appropriate.

Goal 1: Preserve and Enhance Existing Homes and Neighborhoods

- **Question:** Do we have a sense of the need for a home improvement program with regard to data? For example, how many home improvements were made during the last cycle?
- **Response:** The last target was 20-40, and we are estimating 30 for this next cycle.

- **Comment:** Having a goal to promote preservation of the housing stock, both market-rate and restricted units, is important to maintain a high level of homeownership and protect the quality of the housing stock. Suggested goal 1.04 would be to promote homeownership through leveraging federal, state (CalHFA), and local resources.
- **Comment:** Inclusionary zoning does promote homeownership to the extent that homeownership units are produced within new projects as opposed to in-lieu fees paid.

Goal 2: Ensure Availability of High Quality, Well-Designed, and Environmentally Sustainable New Housing of All Types Throughout the City

- **Highlights:** The City has recently-adopted Design Guidelines and a Mixed Use Designation and revised the policy on energy efficiency.
- **Comment:** Affordability of housing, with a focus on rental housing, is even more important for lower-income individuals living closer to the margins.
- **Question:** The City has included several energy-saving programs, including action 2.03-B, Energy Efficiency. With the Alameda County Water District's current restrictions on residential water use, the plan should also institute water-efficiency and conservation measures for new housing.

Goal 3: Encourage the Development of Affordable and Market-Rate Housing in Order to Meet the City's Assigned Share of the Regional Housing Need

- **Highlights:** Programs related to the now-defunct Redevelopment Agency (RDA) were removed, and "Boomerang" fund use for housing was added as a program. A nexus study is underway to inform the amount of the inclusionary fee. The City added programs related to land banking and smaller units. Additionally, there is a focus on Warm Springs and the Downtown/City Center.
- **Comment:** The City needs a policy to correct the imbalance of affordable housing by area. Staff produced a map identifying the share of affordable housing by Community Plan Area; using this methodology, affordable housing is distributed fairly evenly across Irvington, Central Fremont, and Centerville, with Mission San Jose having the next highest concentration. The comment was made that using a different methodology to establish district boundaries (asking the Post Office what they considered to be Irvington), the result was that most affordable housing in Fremont is in what the Post Office considers to be Irvington.

- **Comment:** Warm Springs, with 2,700 to 4,000 units planned, could provide up to about 600 affordable units.
- **Comment:** Tax Credit financing requires proximity to services and transit, which affects location. Suburban areas may not qualify.
- **Comment:** The City generally is planning for both affordable and market-rate high-intensity housing near transit.
- **Question:** What happens if the City doesn't comply with the Regional Housing Needs Allocation? **Participant Response:** Loss of funding, lawsuits, and loss of local control for zoning and building permit decisions.
- **Discussion:** There is a relationship of affordability to density. Not all higher-density housing is affordable, and not all low-density housing is market rate. Affordable developments other than inclusionary units are often higher densities, and the state counts any land zoned above 30 units per acre as affordable to low-income households for the purposes of the available site inventory and meeting the Regional Housing Needs Allocation (RHNA) in this category.
- **Comment:** Consider the impacts of affordable housing finance criteria, such as tax credit eligibility based upon transit proximity, on the policies related to affordable housing locations. Suburban sites may not qualify.
- **Comment:** The City needs a policy that says that when development occurs in PDAs, the developer must produce affordable units rather than paying the in-lieu fee.
- **Comment:** The City needs a policy on affordable ownership housing. The current homeownership rate of 63.5% (2008-2012 ACS) vs. California's 56% rate was discussed.
- **Comment:** The City needs a jobs/housing linkage fee, which many other Bay Area cities have already established. **Response:** Staff has not recommended the linkage fee because the City has not wanted to disadvantage Fremont in its economic development efforts.
- **Question:** How is the in-lieu fee spent?
- **Response:** Periodic "Notices of Funding Availability" (NOFAs) are released to use the money in conjunction with a proposed project. The next such release would be in the late summer or early fall.
- **Question:** Can the affordable housing requirement for new developments within Priority Development Areas require actual production of units instead of fees, or could the fees be eliminated? Why was the fee created?

- **Response:** The fee was created based upon a policy objective of providing more efficient funding to help more individuals in the lower income categories rather than providing a larger subsidy for relatively fewer moderate-income individuals.
- **Comment:** Program 3.05-a should be expanded to include other relevant planning documents, not just the Zoning Ordinance.

Goal 4: Preserve Existing Supply of More Affordable Housing Options

- **Highlights:** There is a new policy to monitor displacement of renters, and within program 4.01-c, the target unit count has decreased due to the elimination of RDA and the resultant loss of the primary funding source.
- **Comment:** Related to program 4.01-d, all rents (not just for mobile homes) are going up. Discussion: Is there a way to provide some form of rent increase relief short of rent control? It was noted that some cities had made efforts in this regard, but that the law severely limited such new programs.

Goal 5: Ensure that all Persons Have Equal Access to Housing

- **Highlights:** Programs 5.02-a through 5.02-c are new programs, while the Rental Assistance and First-Time Homebuyer Programs have been removed due to the elimination of the RDA.
- **Comment:** There could be more substance to language about “collaborating” on improving resources for Extremely Low Income (ELI) individuals. Reference the policy about the % set aside for ELI.
- **Comment:** Consider modifying or reducing the thresholds for affordability level within program 5.03-b, Below Market Rate (BMR) Program
- **Discussion:** Factors in this decision include the economics of such a change on development feasibility, the benefits of aggregation of fees for leveraging affordable housing production, and the impact of a change on the share of in-lieu fees paid vs. on-site units produced. One idea would be to lower the total requirement, but deepen the affordability levels.

Goal 6: Continue to Play a Leadership Role and to Work Collaboratively with Other Organizations to Maintain and Expand the Range of Housing Alternatives in Fremont and the Bay Area

- **Highlights:** There is new language about regional collaboration and advocacy in program 6.03.
- **Question:** What are the mechanics of the new collaboration policy?
- **Response:** This would be a broad-based effort often involving City leadership and elected representatives in their various roles and networks.
- **Comment:** Community dialogue should occur well in advance of project decisions. There could be a program providing guidelines for the City playing an active role in outreach to community stakeholders.
- **Comment:** With regard to rent stabilization, it was noted that a regional issue calls for regional efforts.

Goal 7: Ensure Availability of Supportive Services to Help People Stay Housed

- **Comment:** There is a general lack of Single-Room-Occupancy (SRO) units, and room-sharing for seniors is also a need.
- **Question:** How were CDBG funds spent?
- **Response:** The City has a formalized competitive process that culminates in a decision by the City Council regarding the use of the funds. Per federal law, all funding must benefit low- and moderate-income individuals and families.

Next Steps:

City staff requested feedback from attendees on individual topics of interest, and reviewed the draft Housing Element Update timeline, including consideration of the draft Element by Planning Commission on 6/26/14 and by City Council on 7/15/14.

Stakeholder List for 2015 Housing Element Outreach (1-2-2014)

(E-mail List)

Organization	Name		Title
Abode Services	Louis	Chicoine	Executive Director
Abode Services			
Advocates for Affordable Homes	John	Smith	
Advocates for Affordable Homes	Marilyn	Singer	
Advocates for Affordable Homes	Doug	Ford	
Advocates for Affordable Homes	Mohamad	Rajabally	
Advocates for Affordable Homes	Judy	Zlatnik	
AF Evans Company Inc.			
Affirmed Housing Group	James	Silverwood	President
Affordable Housing Advisory			
Afghan Coalition	Rona	Popal	Executive Director
Afghan Elderly Association	Najia	Hamid	Executive Director
AHA	Tom	Perez	
Alameda County Library	Fremont Main Branch		
Alameda County Public Health Department	Sandi	Soliday	
Alice Hoch			
Allied Housing	John	White	
Bay East Association of Realtors	David	Stark	Public Affairs
Bay Keeper	Deb	Self	Executive Director
Bridge Housing	Cynthia A.	Parker	President
Bridge Housing	Lyn	Hikida	Director of Communications
Building Industry Association Bay Area	Paul	Campos	
Cabrillo Neighborhood Organizing Committee	Mary	Murray	Secretary
California Affordable Housing Law Project	Mike	Rawson	Director
Centerville Presbyterian Church	Greg	Roth	Pastor
COF Citizens Advisory Committee (CDBG)	Greg	Kautz	
COF Citizens Advisory Committee (CDBG)	Pam	Condy	
COF Citizens Advisory Committee (CDBG)	Robert	Creveling	
COF Citizens Advisory Committee (CDBG)	Randy	Fewel	
COF Citizens Advisory Committee (CDBG)	Kim	Coenen	
COF Citizens Advisory Committee (CDBG)	Mary	Miller	
Community Resources for Independent Living (CRIL)	Sheri	Burns	Executive Director
Community Resources for Independent Living (CRIL), Tri-Cities Office	Abril	Tamayo	Coordinator
Congregations Organization for Renewal (COR)	Allison	Lasser	Executive Director
Corp For Supportive Housing	Sharon	Rapport	
Corp For Supportive Housing			
Cypress Group	Steve	Schultz	Business Manager
Cypress Group			
Deaf Counseling Advocacy and Referral Counseling (DCARA)	Jim	Brune	Executive Director
Disability Action Network (CRIL)	Dolores	Tejada	Community Organizer
Doug Ford			
East Bay Habitat for Humanity			
East Bay Housing Organizations	Jeffrey P.	Levin	Policy Director
East Bay Housing Organizations			
Eden Council for Hope and Opportunity (ECHO)	Marjorie	Rocha	Executive Director
Eden Housing Inc.	Linda	Mandolini	President
EveryOne HOME	Elaine	DeColigny	Executive Director
Episcopal Homes Foundation			
Fremont Chamber of Commerce	Aaron	Goldsmith	Director of Government and Con
Fremont Congregational Church (UCC)			
Fremont Fair Housing Service	Ann	Marquart	Executive Director
Greenbelt Alliance	Matt	Vander Sluis	Program Director
Habitat for Humanity East Bay/ Silicon Valley, Inc.	Doug	Stimpson	Vice President
Housing Consortium of East Bay (HCEB)	Darin	Lounds	Executive Director
Irene Koehler			
Judy Zlatnik			
KDF Communities			

Kidango	Paul	Miller	Executive Director
Law Center for Families			
League of Women Voters	Becky	Sylvester	
League of Women Voters			
League of Women Voters	Maryanne	Simmon Klaue	
LIFE ElderCare	Patricia	Osage	Executive Director
LOV & COR	Miriam	Keller	
Margaret Thornberry			
Mercy Housing	Sister Amy	Bayley	Community Planning
MidPen Housing			
MidPen Housing	Matthew	Franklin	President
MidPen Housing	Riley	Weissenborn	Development Intern - Special Pr
Rental Housing Association - Southern Alameda County	Timothy	May	Executive Director
Rental Housing Owners Association of The Greater East Bay (EBRHA)	Jill	Broadhurst	Executive Director
Robson Homes			
Robson Homes	Jake	Lavin	
Robson Homes	John	Garcia	
Safe Alternatives to Violent Environments (SAVE)	Susan	Schiller	Executive Director
Satellite Affordable Housing Associates	Eve	Stewart	Director of Housing Developmen
Satellite Affordable Housing Associates	Susan	Friedland	Executive Director
Sharon & Reggie Ross			
South County Homeless Project	Shelter Supervisor		
St. Vincent De Paul Society	Rosa	Baeza	Community Engagement Mgr.
Tri-City Health Center	Zettie	Page	Executive Director
What's Happening	Bill	Marshak	
Sharon & Reggie Ross			
South County Homeless Project	Shelter Supervisor		
St. Vincent De Paul Society	Rosa	Baeza	Community Engagement Mgr.
What's Happening	Bill	Marshak	

Stakeholder List for 2015 Housing Element Outreach (1-2-2014)

Organization	Title	Address	City	State	Zip
Abode Services	Executive Director	40849 Fremont Blvd.	Fremont	CA	94538
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Advocates for Affordable Homes					
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Advocates for Affordable Homes					
Advocates for Affordable Homes					
AF Evans Company Inc.					
Affirmed Housing Group	President	1000 Broadway Street, Ste. 300	Oakland	CA	94607
Affordable Housing Advisory		13520 Evening Creek Drive, Ste. 36	San Diego	CA	92128
AHA		1300 Wisteria Drive	Fremont	CA	94539
Alameda County Library		2937 Barrington Terrace	Fremont	CA	94536-1950
Alameda County Public Health		2400 Stevenson Blvd.	Fremont	CA	94538
Alice Hoch		41727 Chiltern Drive	Fremont	CA	94539
Allied Housing		40849 Fremont Blvd.	Fremont	CA	94538
Bay East Association of Realtors	Public Affairs	7901 Stoneridge Drive, Ste. 150	Pleasanton	CA	94588
Bay Keeper	Executive Director	785 Market Street, Ste. 850	San Francisco	CA	94103
Bridge Housing	President	345 Spear Street, Ste. 700	San Francisco	CA	94105
	Director of				
Bridge Housing	Communications	345 Spear Street, Ste. 700	San Francisco	CA	94105
Building Industry Association Bay Area		101 Ygnacio Valley Road, Ste. 210	Walnut Creek	CA	94596-5160
Cabrillo Neighborhood Organizing					
California Affordable Housing Law Project	Secretary	449 15th Street, Ste. 301	Oakland	CA	94612
Centerville Presbyterian Church	Director	4360 Central Avenue	Fremont	CA	94536
Community Resources for Independent Living (CRIL)	Executive Director	439 A Street	Hayward	CA	94541
Community Resources for Independent Living (CRIL), Tri-Cities Office					
Congregations Organization for Renewal Corp For Supportive Housing	Coordinator	39155 Fremont Blvd.	Fremont	CA	94538
Corp For Supportive Housing	Executive Director	474 West Estudillo Avenue	San Leandro	CA	94577
Cypress Group					
Cypress Group	Business Manager	369 Pine Street, Ste. 350	San Francisco	CA	94104
Disability Action Network (CRIL)		20640 3 rd Street, Ste. 600	Saratoga	CA	95070
Doug Ford					
East Bay Habitat for Humanity	Community Organizer	439 A Street	Hayward	CA	94541
East Bay Housing Organizations		2901 Barrington Terrace	Fremont	CA	94536
East Bay Housing Organizations		2619 Broadway, Ste. 206	Oakland	CA	94541
Eden Council for Hope and Opportunity	Policy Director	538 9th Street, Ste. 200	Oakland	CA	94607
		770 A Street	Hayward	CA	94541

Eden Housing Inc.	Linda	Mandolini	President	22645 Grand Street	Hayward	CA	94541
Episcopal Homes Foundation				3650 Mt. Diablo Blvd., Ste. 100	Lafayette	CA	94549
Fremont Chamber of Commerce	Aaron	Goldsmith	Director of Government and Community Affairs	39488 Stevenson Place, Ste. 100	Fremont	CA	94539
Fremont Congregational Church (UCC)				38255 Blacow Road	Fremont	CA	94538
Fremont Fair Housing Service				39155 Liberty Street, Ste. D440	Fremont	CA	94596
Greenbelt Alliance	Matt	Vander Sluis	Program Director	1601 N. Main Street, Ste. 105	Walnut Creek	CA	94612
Housing Consortium of East Bay (HCEB)	Darin	Lounds	Executive Director	1440 Broadway, Ste. 700	Oakland	CA	94539
Irene Koehler				43264 Gallegos Avenue	Fremont	CA	94536
Judy Zlatnik				36231 Pecan Court	Fremont	CA	94536
KDF Communities				660 Newport Center Drive, Ste. 930	Newport Beach	CA	92660
Law Center for Families				510 16th Street, Ste. 300	Oakland	CA	94612
League of Women Voters	Becky	Sylvester		46170 Paseo Padre Parkway	Fremont	CA	94539
League of Women Voters	Maryanne	Simmon Klaue		P. O. Box 3218	Fremont	CA	94539
League of Women Voters	Miriam	Keller		43165 Gallegos Avenue, Apt. D	Fremont	CA	94539
LOV & COR							
Margaret Thornberry				40831 Lincoln	Fremont	CA	94538
Mercy Housing	Sister Amy	Bayley	Community Planning	1360 Mission Street, Ste. 300	San Francisco	CA	94103
MidPen Housing				303 Vintage Park Drive, Ste. 250	Foster City	CA	94404
MidPen Housing	Matthew	Franklin	President				
MidPen Housing	Riley	Weissenborn	Development Intern -				
Rental Housing Association - Southern	Timothy	May	Special Projects	1264 A Street	Hayward	CA	94541
Rental Housing Owners Association of			Executive Director				
The Greater East Bay (EBRHA)	Jill	Broadhurst	Executive Director	360 22nd Street, Ste. 240	Oakland	CA	94612
Robson Homes				2185 The Alameda, Ste. 150	San Jose	CA	95126
Robson Homes	Jake	Lavin					
Robson Homes	John	Garcia					
Safe Alternatives to Violent Environments	Susan	Schiller	Executive Director	1900 Mowry Avenue, Ste. 204	Fremont	CA	94538
Satellite Affordable Housing Associates	Eve	Stewart	Director of Housing	1521 University Avenue	Berkeley	CA	94703
Satellite Affordable Housing Associates	Susan	Friedland	Development	4165 Bay Street, Ste. 101	Fremont	CA	94538
Sharon & Reggie Ross			Executive Director	258 West A Street	Hayward	CA	94541
South County Homeless Project	Shelter Supervisor		Community				
St. Vincent De Paul Society	Rosa	Baeza	Engagement Mgr.	9235 San Leandro Street	Oakland	CA	94603
What's Happening	Bill	Marshak		39737 Paseo Padre Parkway	Fremont	CA	94538

Developer List for 2015 Housing Element Outreach (1-17-2014)

Company	Name	Title	Address	City	State	Zip
Abode Services	Louis Chicoine	Executive Director	40849 Fremont Blvd.	Fremont	CA	94538
Blake Hunt Ventures	L. Gerald Hunt	President	411 Hartz Avenue, Suite 200	Danville	CA	94526
Bridge Housing	Tom Earley	Senior Vice President	345 Spear Street, Suite 700	San Francisco	CA	94105
California Building Industry Association	Bob Glover	Executive Director	101 Ygnacio Valley Rd., Suite 210	Walnut Creek	CA	94596
CenterStreet Housing	Bradley P. Griggs	Principal	390 Railroad Avenue, Suite 200	Danville	CA	94526
Chamber of Commerce	Cindy Bonior	President/CEO	39488 Stevenson Place, Suite 100	Fremont	CA	94539
Dutra Enterprises	John A. Dutra	Chairman of the Board	46921 Warm Springs Blvd.	Fremont	CA	94539
Dutra-Cerro-Graden	Alan Cerro		22551 Second St., Suite 250	Hayward	CA	94541
EBHO	Arnie Fishman	Executive Director	538 9th Street, Suite 200	Oakland	CA	94607
Eden Housing	Linda Mandolini	President	22645 Grand Street	Hayward	CA	94541
Habitat for Humanity	Hamid Taeb	Housing Director	2619 Broadway	Oakland	CA	94612
Integral Communities	Glenn Brown	VP of Entitlements	190 N. Wiget Lane, Suite 101	Walnut Creek	CA	94598
KB Home	Ray Panek	VP Land and Planning	6700 Koll Center Pkwy, Ste 200	Pleasanton	CA	94566
Lennar Homes	Brent Reed	Forward Planning Manager	611 Bollinger Canyon Road, Suite 550	San Ramon	CA	94583
MidPen Housing	Jan Lindenthal	VP Real Estate Development	303 Vintage Park Drive, Suite 250	Foster City	CA	94404
Pulte Group	Dan Carroll	VP of Land Acquisition	6210 Stoneridge Mall Road, 5th Flr	Pleasanton	CA	94588
Regis Homes	Todd Regonini	Sr. Vice President	901 Mariners Island Blvd, Ste 700	San Mateo	CA	94404
Rental Housing Association	Tim May	Executive Director	1264 A Street	Hayward	CA	94541
Santa Clara Dev./Robson Homes	Jake Lavin		2185 The Alameda, Suite 150	San Jose	CA	95126
Signature Development Group	Tom Quaglia	Project Manager	2201 Broadway, Suite 604	Oakland	CA	94612
Stegner Development	Charles K. Stegner		350 West Julian Street, Suite 2	San Jose	CA	95110
SummerHill Homes	Katia Kamangar	Sr. VP & Managing Director	777 California Avenue	Palo Alto	CA	94304
The Mission Peak Company	John S. Wong	President	47289 Mission Falls Court	Fremont	CA	94538
Tim Lewis Communities	James Meek	Director of Land	3300 Douglas Blvd, Bldg 400, Suite 450	Roseville	CA	95661
TMG Partners	David P. Cropper	Managing Director	100 Bush Street, 26th Floor	San Francisco	CA	94104
Toll Brothers	Richard M. Nelson	Division President	2000 Crow Canyon Place, Suite 200	San Ramon	CA	94583
Trumark Companies	Chris Davenport	VP of Land Development	4185 Blackhawk Plaza Circle	Danville	CA	94506
Valley Oak Partners	Steve Fisher	Partner	160 W. Santa Clara St., Suite 1190	San Jose	CA	95113
Valley Oak Partners	Greg Poncetta, MAI	Partner	161 W. Santa Clara St., Suite 1190	San Jose	CA	95113
Warmington Residential	Joe Sardi	Project Manager	2400 Camino Ramon, Suite 234	San Ramon	CA	94583
Westlake Development Partners	Sunny Tong	Managing Director	520 South El Camino Real, 9th Flr.	San Mateo	CA	94402
Tony Meo	Tony Meo	Principal	PO Box 610	Sunol	CA	94586



East Bay Housing Organizations

September 26, 2014

Harrison Anixter
Department of Housing and Community Development
2020 West El Camino Avenue
Sacramento, CA 95833

Dear Mr. Anixter,

Thank you for accepting public comment on the City of Fremont's HCD review draft Housing Element for 2015-2023. EBHO is a 30-year-old nonprofit organization of over 350 members dedicated to working with communities in Alameda and Contra Costa Counties to preserve, protect, and expand affordable housing opportunities through education, advocacy, and coalition building. We are also committed to preserving the existing affordable housing stock, protecting residents at a range of incomes, and preventing displacement, with a particular focus on those with the lowest incomes who are at greatest risk in this region's expensive housing market.

The current update to the Housing Element is particularly important as this represents the first housing element cycle tied to SB 375 and Plan Bay Area - the region's Sustainable Communities Strategy. Plan Bay Area calls for locating most new growth in the region within Priority Development Areas (PDAs) such as the Irvington, Downtown, Centerville, and Warm Springs areas that have been designated in Fremont. This strategy is an important contribution to reducing greenhouse gas emissions and promoting a more sustainable development footprint.

We support Fremont's efforts to encourage higher density and mixed-use development close to BART and other transit hubs. At the same time, we are concerned that such development take place in an equitable manner - avoiding displacement of existing lower income communities and providing housing for a range of economic levels to ensure that the PDAs become thriving, vibrant, complete communities. The Housing Element can be an important tool for achieving these objectives.

We are glad to see strong affordable housing programs and policies in the draft Housing Element, including the continuation of the 20% set-aside of boomerang funds for affordable housing development, the commitment to meet the City's extremely low-income housing needs, the action to continue development of affordable family homes, and the annual progress report on the Housing Element. These represent a continuation of Fremont's regional leadership on affordable housing issues.

Below we include recommendations for strengthening affordable housing policies in Fremont's draft Housing Element. Thank you for inviting feedback, and congratulations to Fremont's staff and elected leaders on a fine draft Housing Element.

1. Ensure that PDAs remain accessible and affordable to a full range of incomes by adopting specific policies and programs for PDAs that promote the inclusion of housing for lower income households

In Policy 3.04, we are glad to see the City will “[f]ocus future housing, encouraging a mix of affordable and market-rate, in Transit Oriented Development (TOD) areas and along transit corridors.” In particular, in Action 3.04-A, regarding the Warm Springs area, we are glad the City recognizes the “unprecedented opportunity for TOD development” presented, and anticipates the development of 2,700 to 4,000 new residential units there. However, prime sites suitable for transit-oriented affordable housing development will also be very appealing for market rate development, and it will be extremely challenging for non-profit affordable housing developers to compete for these sites. If the most feasible sites are used for market rate development, Fremont’s transit-oriented PDAs risk becoming exclusive neighborhoods, and not vibrant, income-diverse, complete communities.

Action 3.01-E recognizes this by stating the City will assist affordable housing developers with site acquisition. We also appreciate that the City’s updated Affordable Housing Ordinance gives developers the option to meet their affordable housing obligations by dedicating sites for affordable housing. However, given that site control will be the main obstacle to successful affordable housing development within the PDAs, we would like to see language indicating the City will undertake these practices more aggressively, and we recommend a policy that incentivizes market-rate developers to dedicate parcels within the PDAs for affordable housing development, rather than simply paying fees that may not get utilized within the PDA.

To this end, we would recommend that the following strengthened language replace action 3.01-E:

Using a land banking concept, the City will proactively acquire sites within the PDAs for affordable housing development, and will develop policies that provide greater incentives for landowners to dedicate sites in the PDAs for affordable housing development.

Specifically, with the balances of the affordable housing trust fund, we recommend the City consider acquisition of undeveloped, tax credit competitive sites in the Warm Springs Plan Area for future affordable housing development.

2. New Revenue for Community Development and Affordable Homes

While the boomerang set-aside and current Housing Impact Fee provide important sources of revenue, but as the draft Housing Element’s Needs Assessment makes clear, there is a significant shortfall of affordable housing and local funding to produce it. This is especially obvious when considering Fremont’s poor performance on its need for low- and very low-income housing (only approximately 21% of the needed low-income housing was built) in the previous Housing Element cycle, even with the help of the Redevelopment Agency revenues that have now been terminated.

Fremont already has an acute jobs-housing mismatch (8.67 low wage jobs for every affordable home¹). Growth of employment will continue to drive up housing demand, especially in the Warm Springs area, which projects adding 20,000 jobs and only 2,700 to 4,000 homes. Therefore, we recommend in our July 11, 2014 comment letter on the public review draft of the Housing Element that the City explore a commercial linkage fee. We applaud the City for adding, under Policy 3.01, Action 3.01-F: Commercial Linkage Fee: “The City will evaluate its fee structure to determine feasibility for a commercial linkage fee and proceed with Nexus Study.” The time frame given for this action is 2015-2017. We recommend a more specific time frame, beginning and ending as soon as early as reasonably possible. In particular, the Warm Springs presents one of the largest undeveloped parcels of land in the Bay Area. With this asset, Fremont will soon experience a boom in industrial and commercial development. A commercial linkage fee would offer an opportunity to utilize those developments to secure increased resources for affordable housing, but only if it is adopted before this new development is underway.

3. Protecting Affordable Rents and Low-Income Renters in Improving Development Markets

According to the draft Housing Element, over one third of renter households in Fremont are paying over 30 percent of their income for rent. This is more acute at the bottom of the income spectrum, where 72.3 percent of extremely low income renters, 91.1 percent of very low income renters, and 66.5 percent of low income renters are rent burdened. The City should take measures to alleviate this pressure on its low income renters. There is growing recognition around the region of the need for rent stabilization and other anti-displacement measures, and increasing calls for jurisdictions to act.

Further, Goal 4 (“Preserve Existing Supply of More Affordable Housing Options”) acknowledges that Fremont’s existing housing stock contains “20,000 multifamily units that, while not income restricted, tend to be more affordable housing options for individuals and families.” The first step to protecting these Fremont residents from increasing displacement pressures would be to study the local rental housing market, assess its trends and impacts, and survey and consider adopting mitigation policies used across the region. We propose the following language as a new action under Goal 4:

Housing costs and Rents Task Force:

Create a council-appointed task force to provide information on the state of housing and rental pricing in Fremont, including trends, impacts on residents and families due to rising costs.

The Task Force will include a balanced membership of all stakeholder groups. The Task Force will identify the root causes for recent price increases, existing efforts and policies in other Bay Area cities to combat these increases, including effectiveness and best practices and research into potential solutions.

¹According to recent research from the UC Davis Center for Regional Change, available at <http://bit.ly/1p40cws>

The findings of this research will be presented in a final report which should include multiple options and a recommendation for council action on a preferred option.

4. Analyze and Identify Opportunity Sites That Are Prime for Affordable Housing Development and Competitive for Tax Credits and Other Financing

At least 46 of the affordable housing opportunity sites in the draft Housing Element's sites inventory (those in tables 5-2 and 5-3 of the appendix) are on small parcels (less than one acre). The aggregated assumed unit capacity of these sites is 673. Recent successful affordable housing development in Fremont has required larger parcels, such as Century Village (3.54 acres), Main St. Village (1.5 acres), and Cottonwood Place (2.58 acres). Parcels of 1.5 to 3 acres in proximity to transit, grocery stores, schools and other amenities are ideal for development and financing of larger, denser, more successful affordable housing developments.

Small sites that do not meet such development and funding eligibility requirements are not feasible for affordable housing development. According to HCD's guidelines on the sites inventory:

The element should not estimate unit capacity based on the theoretical maximum buildout allowed by the zoning; rather, residential development capacity estimates must consider:

... Small Sites (less than one acre): The element should include an analysis demonstrating the estimate of the number of units projected on small sites, is realistic or feasible. The analysis should consider development trends on small sites as well as policies or incentives to facilitate such development. For example, many local governments provide incentives for lot consolidation. In addition, while it may be possible to build housing on a small lot, the nature and conditions (i.e., development standards) necessary to construct the units often render the provision of affordable housing infeasible. For example, assisted housing developments utilizing State or federal financial resources typically include 50-80 units. To utilize small sites to accommodate the jurisdiction's share of the regional housing need for lower-income households, the element must consider the impact of constraints associated with small lot development on the ability of a developer to produce housing affordable to lower-income households.²

Fremont has not provided such an analysis, and therefore, the 673 units corresponding to the small parcel opportunity sites should not count toward Fremont's RHNA. We recommend removing them in order to produce a more realistic sites inventory.

In order to add feasible affordable housing opportunity sites to the inventory to make up for this, we recommend that the City add sites in the PDAs, where affordable housing will be more competitive for tax credit financing, given proximity to transit, services and amenities. Specifically, in the Warm Springs, there are large parcels of undeveloped land, which should be considered as opportunity sites and added to the inventory.

Furthermore, we are concerned about the underutilized and vacant commercial/mixed-use sites zoned at a minimum of 30 du/acre (listed in table 5-3 of the appendix). It is not clear if the total

² Guidelines available at http://www.hcd.ca.gov/hpd/housing_element2/SIA_zoning.php

assumed unit capacity of 4,179 units on these parcels assumes development of exclusively residential uses at the maximum density, or if development of commercial or other uses are factored into this estimate. We would recommend that the City clarify this and also demonstrate the likelihood of residential or mixed-use on these sites, given that they account for the bulk of the City's RHNA obligation.

Thank you for your consideration. EBHO has a long history of collaborating with local government staff to provide technical assistance in the shaping of plans and policies, and we would be happy to discuss any of these recommendations further with you and with the City of Fremont. Fremont has been a leader in affordable housing, and our recommendations will help uphold that standard.

Sincerely,

A handwritten signature in black ink, appearing to read "Amie Fishman". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Amie Fishman
Executive Director

cc: Jeff Schwob, Community Development Director, City of Fremont
Dan Schoenholz, Deputy Community Development Director, City of Fremont
Kristie Wheeler, Planning Manager, City of Fremont
Ingrid Rademakder, Principal Planner, City of Fremont
Joel Pullen, Senior Planner, City of Fremont



1212 Broadway, Suite 500
Oakland, CA 94612

congregations organizing for renewal



City Council
City of Fremont, Council Chambers
3300 Capitol Ave.
Fremont, CA 94538

July 11, 2014

COMMENTS AND RECOMMENDATIONS REGARDING THE CITY OF FREMONT'S DRAFT 2015-2023 HOUSING ELEMENT

Dear Mayor Harrison and members of the City Council,

We are writing with regard to the City of Fremont's Housing Element Draft 2015-2023 (HED). We are pleased that the City is taking its housing element update so seriously and welcome the opportunity to provide comments and suggestions regarding the current draft. The City is already serving as a regional leader in its dedication of "boomerang" funds to affordable housing. We hope that the City will be bold and continue to lead the way forward in addressing the housing challenges facing the city and the region.

It is no secret that we are in the midst of an affordable housing crisis. While the economy continues to grow, employment is increasingly concentrated at the higher and lower ends of the wage scale, leading to a mismatch between housing need and cost for lower and moderate income residents. According to jobs and housing fit research recently conducted by the UC Davis Center for Regional Change, Fremont has a ratio of 8.67 low wage jobs for every affordable home and would need to construct 5,659 affordable units just to reach a 2:1 ratio. The mismatch in Fremont, as a point of comparison, is more than double that of Mountain View (4.03) and Sunnvale (3.65), and greatly exceeds Palo Alto (6.32), Santa Clara (6.72), and Redwood City (5.81).¹ The City should acknowledge the right of people who work in Fremont to live there if they so chose, and pursue policies and strategies to achieve a better fit between existing and projected jobs, on the one hand, and affordable homes in the city, on the other.

The City has made important strides in acknowledging the nature of the housing challenges facing low and very low income communities in Fremont. At the same time, it is difficult to see how the proposed agenda in the HED, when compared with the City's own needs assessment and performance over the previous housing element period, will lead to meaningful improvement in the housing situation of these communities over the next eight years. The City continues to attract jobs and land values continue to rise, but the HED provides little in the way of concrete actions and

¹ Figures available at <http://bit.ly/1p40cws>.

accountability measures that would prevent low income residents from experiencing increased economic hardship or being displaced.

Most alarming is the City's lack of progress in meeting its RHNA allocations for affordable housing production for the previous period (HED, 42). Between 2009-2014 the City constructed only 11 percent of the total allocated affordable units, or 252 of a total allocation of 2235 needed units, including *only 6 percent of low income units*. Between 2007-2011 no low income units were constructed at all and in only two years over the entire period was there any construction of very low income units. By contrast, construction of units affordable for households above moderate income levels was robust in every year, reaching 453 units in 2011 alone, and achieved 151 percent of the RHNA allocation. Construction of these units constituted almost *80 percent of all housing production* over the period in question; in addition, during this period 119 at-risk affordable units converted back to market rates (HED, 102). **The City should commit itself to a dramatic improvement over the next period and match this commitment with firm annual targets for production, and annual public hearings to report on progress.** Emphasis should be placed on maximizing low and very low income rental housing in Priority Development Areas and other transit-connected sites.

While new construction is important, increasing housing supply alone will not alleviate housing costs for low and very low income households. For this reason, the absence in the HED of any concrete measures to address soaring rents, the primary cause of displacement, displacement pressures, and overpayment of rent, is of great concern. According to the HED, over one third of renter households in Fremont are paying over 30 percent of their income for rent. It must be noted that this is an average which obscures an even grimmer situation for economically disadvantaged residents: 72.3 percent of extremely low income renters, 91.1 percent of very low income renters, and 66.5 percent of low income renters are paying unsustainable rents (HED, 70). The City should commit itself to immediate action aimed at alleviating the economic burden these residents face as a result of housing costs. There is growing recognition around the region of the need for rent stabilization and other anti-displacement measures, and increasing calls for jurisdictions to act. We hope the City, in cooperation with community-based partners, expands its efforts to meaningfully confront these issues and acts as a regional leader to solve this pressing problem.

Specific recommendations

A major concern we have is that the HCD lacks firm implementation commitments, specific implementation actions, clear timelines, and measurable outcomes, each identified by the Department of Housing and Community Development as integral to an effective housing element.² In the absence of these, we are very concerned that the performance pattern of the 2009-2014 period will be repeated. Further, it should be noted that while the assessment of the previous period is useful, for a number of the concrete targets established, the assessment fails to provide a clear account of whether or not the target was reached. For example, the objective for Action 4.01-A (Preserve "At Risk" Affordable Housing Units) listed in the 2007-2014 Housing Element was to preserve 158 units between 2007-2014. Not only is there no mention of how many of these units had been preserved in the progress report table, but the concrete target is omitted from the

² http://www.hcd.ca.gov/hpd/housing_element2/PRO_overview.php

Objective column entirely (HED, 48-9). **We strongly encourage the City to add specific annual and overall targets for all affordable housing related items in the housing element.**

We recognize the difficulties created by the loss of redevelopment, but see this as all the more reason for the City to redouble its focus on affordable housing in the city. **We strongly encourage the City to explore and implement rent stabilization and other measures that would materially alter the housing landscape for low and very low income residents in the short, medium, and long term.** To address the issue of revenue specifically, we encourage the City to join other Bay Area jurisdictions in adopting a commercial linkage fee, as well as increasing its Housing Impact Fee and inclusionary requirement for affordable housing.

Goal 1: Preserve and Enhance Existing Homes and Neighborhoods

The preservation and enhancement of existing homes and neighborhoods are essential to addressing the affordable housing crisis, but the measures discussed here do not provide an adequate framework or identify meaningful targets for doing so.

Action 1.01-A: Neighborhood Home Improvement Program, for example, lists as an objective assisting 30 households annually. Since there is no context given as to how many households are in need, there is no way to assess if this target, if met, would make a meaningful contribution to neighborhood improvement. The City should a) identify priority at-risk neighborhoods and neighborhoods underserved by affordable housing, b) provide some sense of how many households are in need, and c) set clear and reasonable stabilization targets for assistance annually and overall for the period.

Action 1.04-A: Promote Home Ownership. Promoting homeownership may be helpful to some but neglects the severe crisis faced by low income renters. Actions to preserve existing neighborhoods mean very little if they fail to acknowledge these resident and the specific challenges they face, which include burdensome housing costs, discrimination, unjust evictions, and the threat of displacement. We encourage the addition of a policy with action items aimed at promoting stabilization of the rental market at low and very low income levels as an essential element of neighborhood preservation.

We also recommend the addition of the following policy:

Policy 1.05: Renter Outreach and Assistance

Action 1.05-A: Ongoing outreach to the City's low income populations, where housing delivery has lagged: The regular convening of tenant forums in communities and at City facilities on topics including tenant rights, how to apply for housing, and progress in producing and preserving affordable housing for low income residents of the city. Material on tenant rights and protections shall also be provided, in the appropriate language, online and in hard copy format in accessible locations including, but not limited to: existing and future affordable housing sites, places of worship, community centers, and schools.

Goal 3: Encourage the Development of Affordable and Market-Rate Housing in Order to Meet the City's Assigned Share of the Regional Housing Need.

Policy 3.04: Focus future housing, encouraging a mix of affordable and market-rate, in transit- rich locations

We recommend this addition at the conclusion of the paragraph following Policy 3.04 and preceding Action 3.04-A:

“It is now widely recognized that lower income residents use public transportation at higher rates than other households, and that connecting lower income households to transit has social, economic, and environmental benefits for the city and the entire region. The City shall therefore emphasize the preservation and creation of low and very low income housing around existing and future transit hubs and corridors.”

Action 3.04-A: Warm Springs/South Fremont Community and City Center Plans. We recommend the addition of concrete affordable housing targets in the objectives for the Warm Springs and City Center Plans, consistent with the principle suggested above, specifically for low and very low income residents.

Goal 4: Preserve Existing Supply of More Affordable Housing Options

Goal 4 is where most can be done to address housing affordability, neighborhood stabilization, and displacement in the short and medium terms, and we encourage the City to take a robust approach. Other cities in the region, such as Sunnyvale, have already started to explore implementation of rent stabilization measures to prevent displacement³. In addition, there is growing recognition regionally of the need for stronger protections for renters against unjust evictions and discrimination based on source of income, criminal record, and immigration status. This is an opportunity for Fremont to act as a regional leader on these issues.

We encourage the City specifically to list **rent stabilization and just-cause eviction protections** as anti-displacement tools and to include these policies, with related action items, in its housing element. The City should set very firm timelines for assembling a task force, collecting information, and moving towards implementation, with concrete annual and overall objectives.

We would be happy to speak with you, as well as with City staff, to discuss these comments further. If you have any questions, please feel free to contact us.

Yours Truly,

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³ *Housing Element of the General Plan: January 31, 2015-January 31, 2023*, Community Development Department, City of Sunnyvale, p.116. Available at <http://bit.ly/1tKC9ST>