



# 2023-2031 Housing Element Update:

An Eight Year Plan to Meet the Housing Needs of  
Everyone in the Community

# Presentation Purpose



- Review the individual components of the Housing Element
- Increase understanding of the City's housing needs and constraints to facilitate feedback on appropriate policy responses



# Presentation Agenda



- Housing Element overview
- Key components of 2023-2031 Housing Element
- What we've heard so far
- Moving forward...
- Feedback and questions



# Housing Element Overview



- Required element of the general plan
- State-mandated update every eight years
- State must certify adopted housing element for conformance with state law



# Housing Element Components



1

Evaluation of  
previous  
housing element



2

Analysis of  
community  
housing needs



3

Analysis of  
potential  
constraints



4

Inventory of  
land zoned for  
housing



5

Goals, policies,  
and programs



6

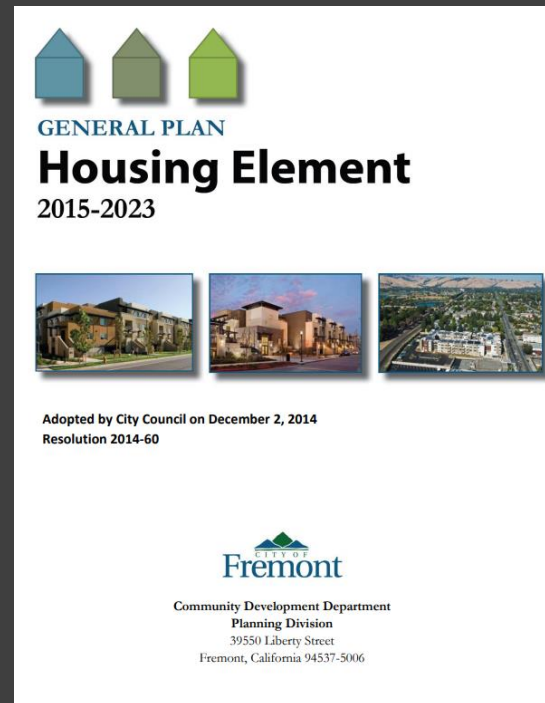
Affirmatively  
furthering fair  
housing (AFFH)



# 1 Review Previous Cycle



- A review of the actions and approaches in the previous Housing Element
- What actions have been successful / unsuccessful?
- Ensures past accomplishments and lessons learned are reflected in future policy



# 1 Review Previous Cycle

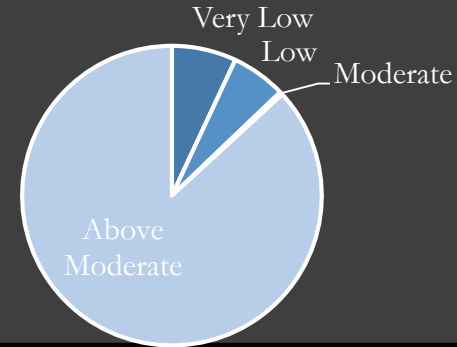
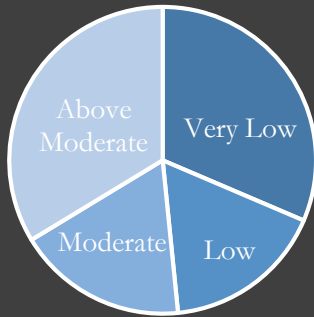


## Fremont RHNA Allocation

Very-Low Income	1,714
Low Income	926
Moderate Income	978
Above Moderate Income	1,837
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Total	5,455 units

## Fremont RHNA Production

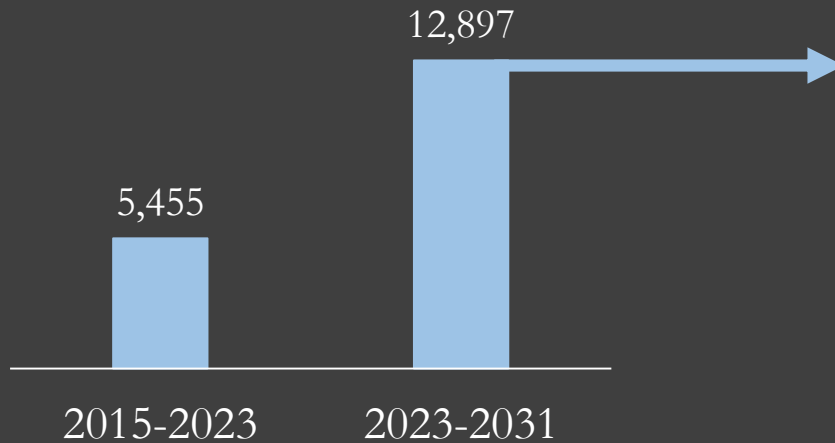
Very-Low Income	493
Low Income	419
Moderate Income	23
Above Moderate Income	6,156
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Total	7,091 units



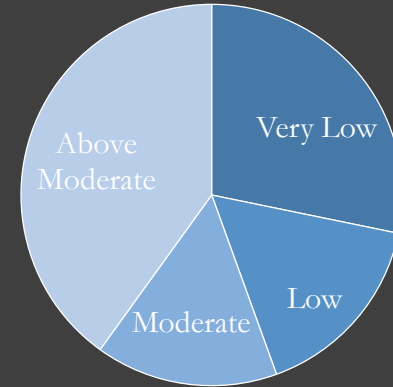
# 1 Review Previous Cycle



## City of Fremont RHNA



2023-2031



Very Low-Income: 3,640 units

Low-Income: 2,096 units

Moderate Income: 1,996 units

Above-Moderate Income: 5,165 units

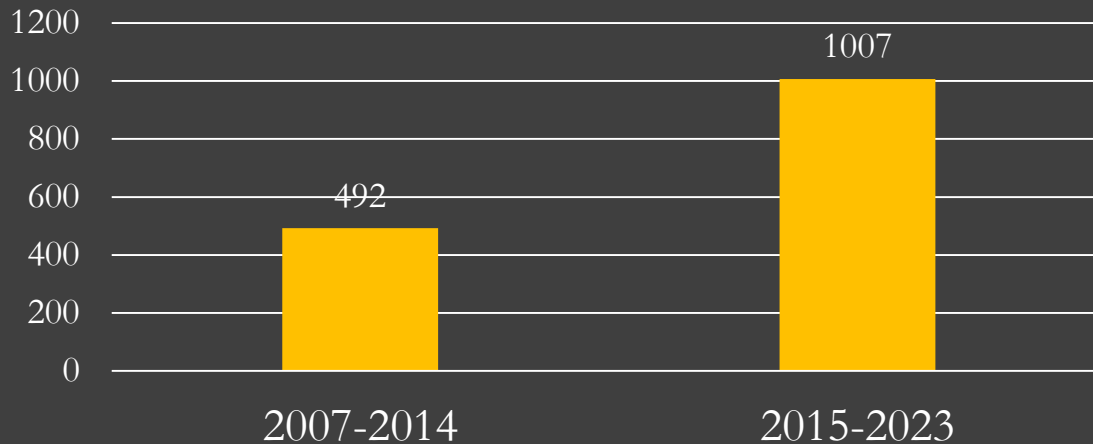


# 1 Review Previous Cycle



**Policy 3.01: Be creative and a leader in identifying and leveraging available funding resources in order to provide the maximum amount of affordable housing**

New Affordable Housing Units Constructed

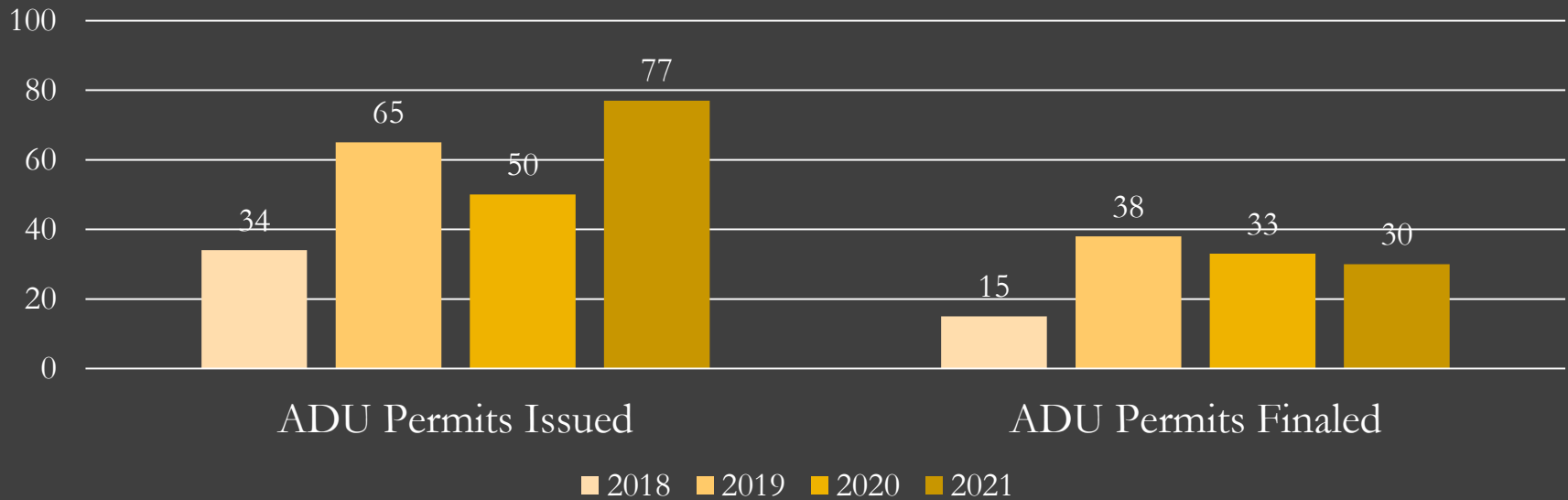


# 1 Review Previous Cycle



## Program 3.03-B: Continue to Encourage Development of Accessory Dwelling Units

ADU Permits Issued and Finaled, 2018-2021



# 1 Review Previous Cycle



**Policy 4.02: Continue to support housing programs for special needs households such as seniors, disabled, homeless, and families in crisis.**



**Irvington Senior Housing**  
Under construction



**Housing Navigation Center**  
Completed 2020



**Pauline Weaver Senior Apartments**  
Completed 2019

# 2 Housing Needs



- Housing Needs Assessment
  - Demographic characteristics
  - Housing stock characteristics
  - Socio-economic conditions
- Provides an understanding of the characteristics of the community helps to inform policy responses to meet those specific needs

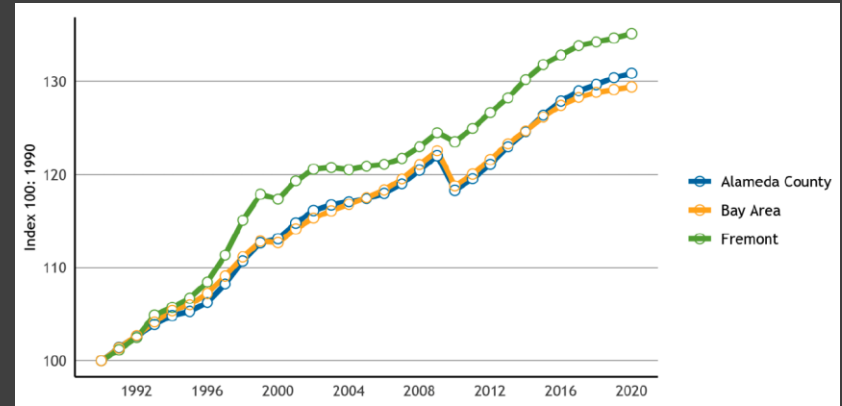
# 2 Housing Needs



## A growing community in a growing region

- Bay Area population growth, 2000-2020: 14.8%.
- Fremont population growth, 2000-2020: 15.1%.
- Plan Bay Area 2050 Regional Growth Forecast: +2 million people by 2050

Population Growth Trends, 1990-2020



Geography	1990	1995	2000	2005	2010	2015	2020
Fremont	173339	184956	203413	209557	214089	228474	234220
Alameda County	1276702	1344157	1443939	1498963	1510271	1613528	1670834
Bay Area	6020147	6381961	6784348	7073912	7150739	7595694	7790537

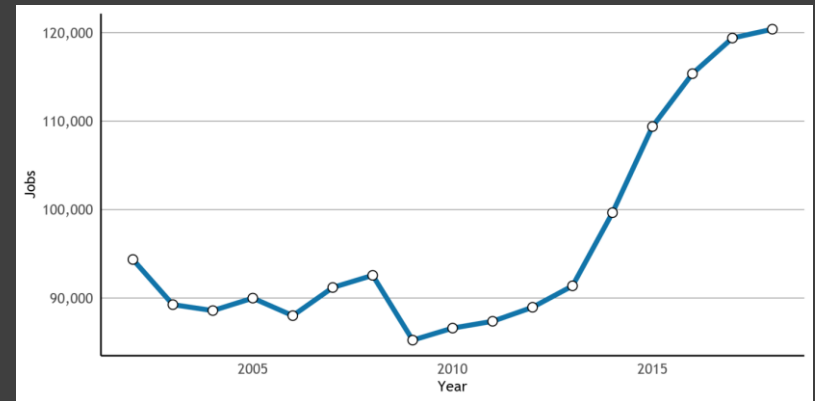
# 2 Housing Needs



## Job growth

- Number of jobs located in Fremont since 2010: +33,790 (39.0%).
- Fremont jobs-household ratio:
  - 2002: 1.36 jobs per household
  - 2018: 1.64 jobs per household
- Plan Bay Area 2050 Regional Growth Forecast: +1 million jobs by 2050

Jobs in Fremont, 2002-2018



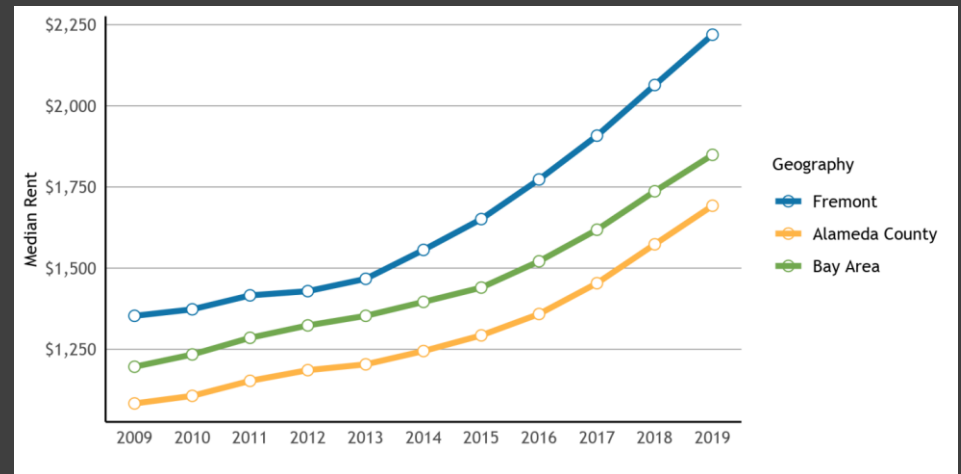
# 2 Housing Needs



## Increasing cost of housing

- Fremont home values 2001-2019: +171.8% (\$434,160 to \$1,180,200).
- Fremont median rents, 2009-2019: +64.0%, (\$1,550 to \$2,210/month).

Fremont Median Contract Rents, 2009-2019

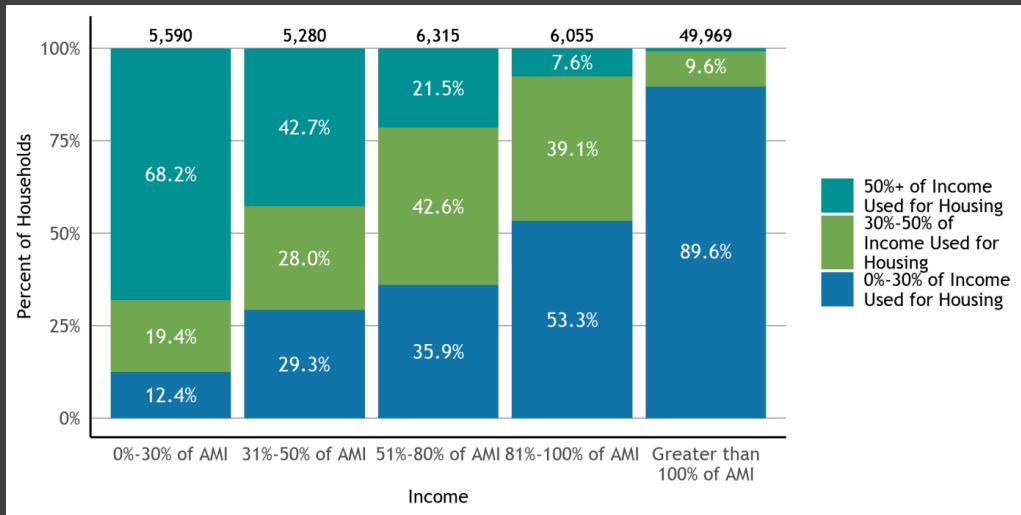


# 2 Housing Needs

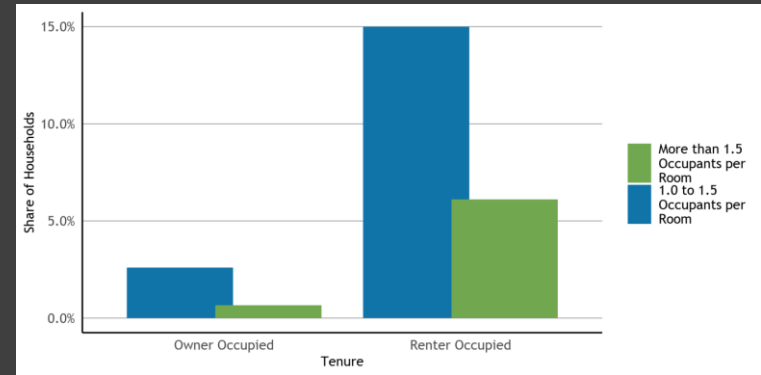


## Cost burden and overcrowding

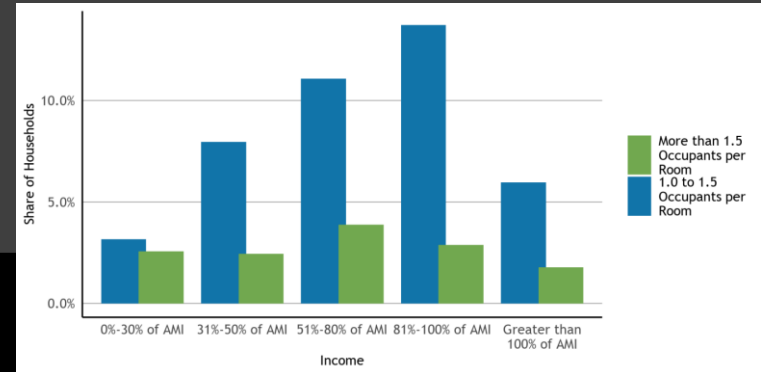
Cost burden by income level



Overcrowding by tenure



Overcrowding by income level





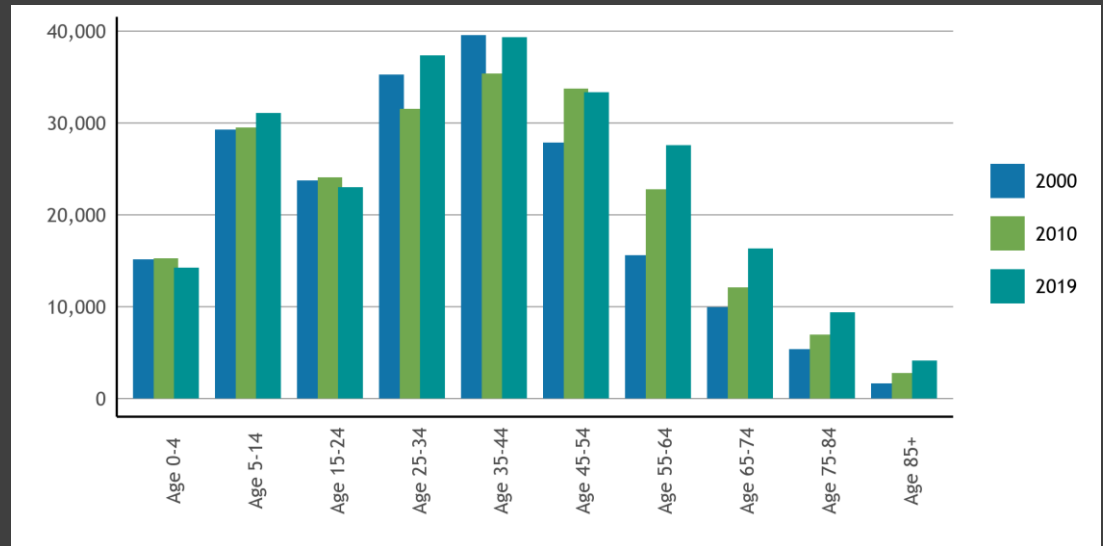
# 2 Housing Needs



## An aging population

- Fremont median age in 2000: 33.6 years
- Fremont median age in 2019: 38 years

Population by Age, 2000-2019



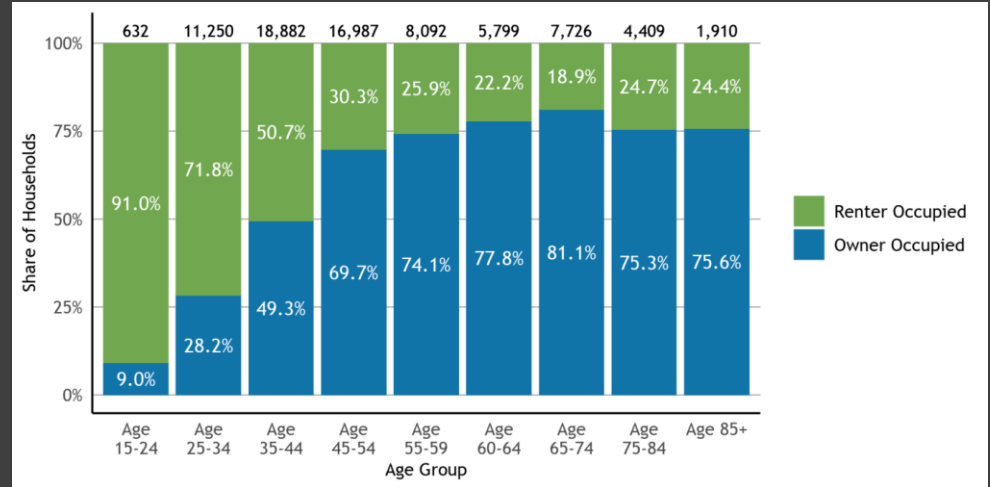
# 2 Housing Needs



## Housing Tenure by Age

- Householders aged 25-44:  
58.6% renters
- Householders aged 65+:  
21.5% renters

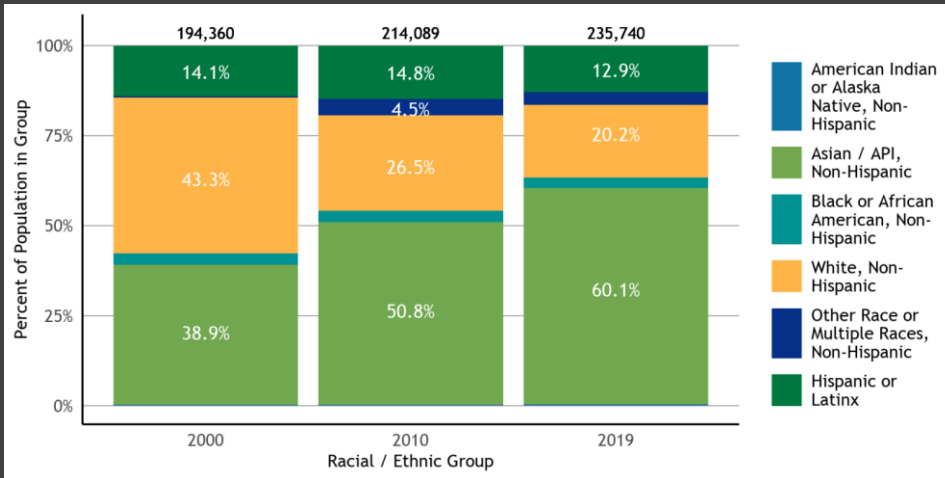
Housing Tenure by Age



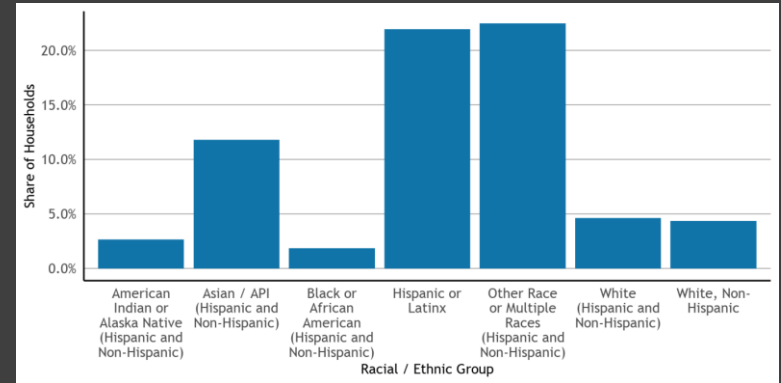
# 2 Housing Needs



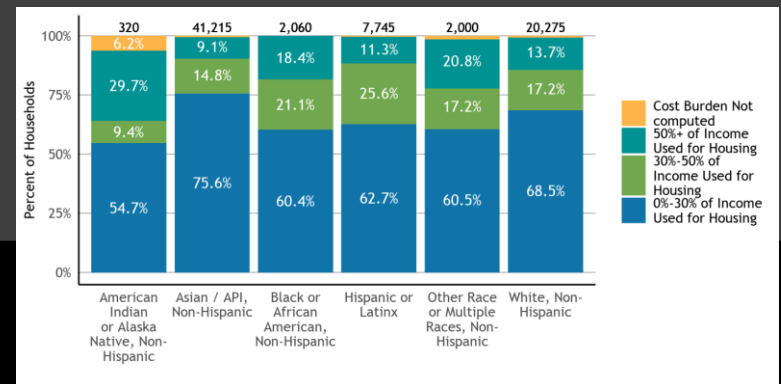
Population by Race, 2000-2019



Overcrowding by Race



Cost Burden by Race



# 2 Housing Needs



## Special Needs Households

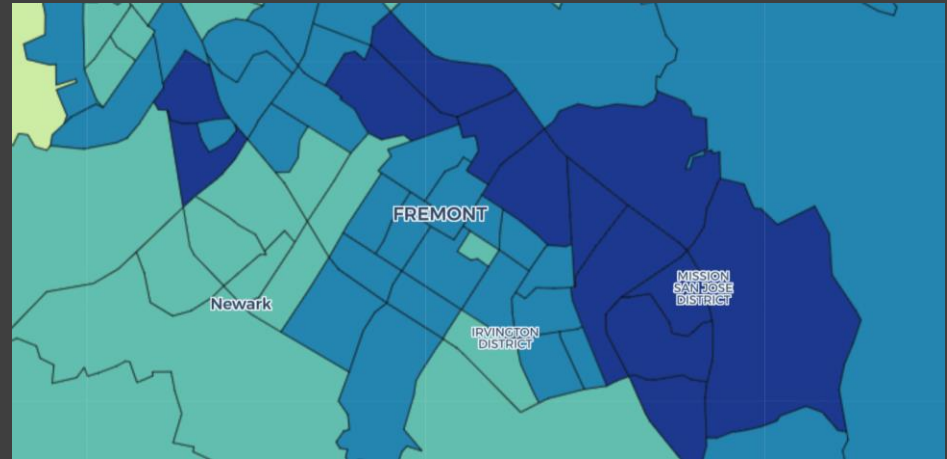
- Fremont residents with a disability of any kind: 7%.
- Fremont households with five or more people: 11.1%.
- Female-headed families: 8.0%
- Housing needs for extremely low income households: 2023-2031 estimated to be 1,820-2,177 units

## 2 Housing Needs



### A high resourced community

- Residents in “high” and “very high” resource areas have access to jobs, quality education, a healthy environment, and other factors that promote positive critical life outcomes

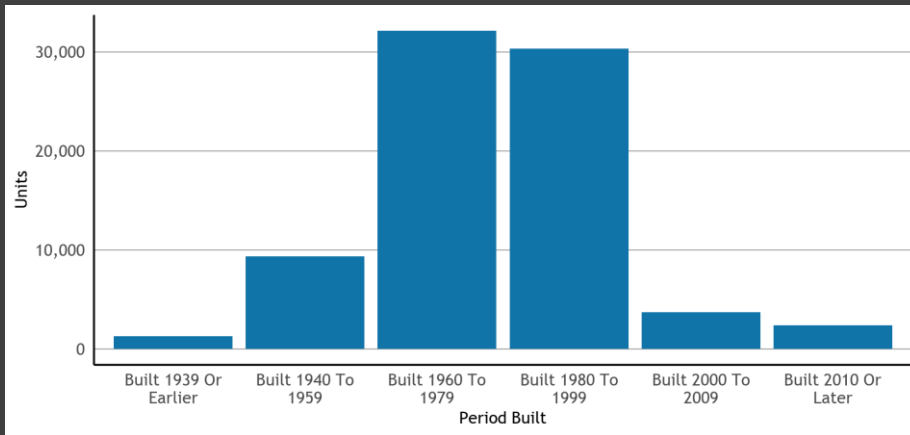


# 2 Housing Needs

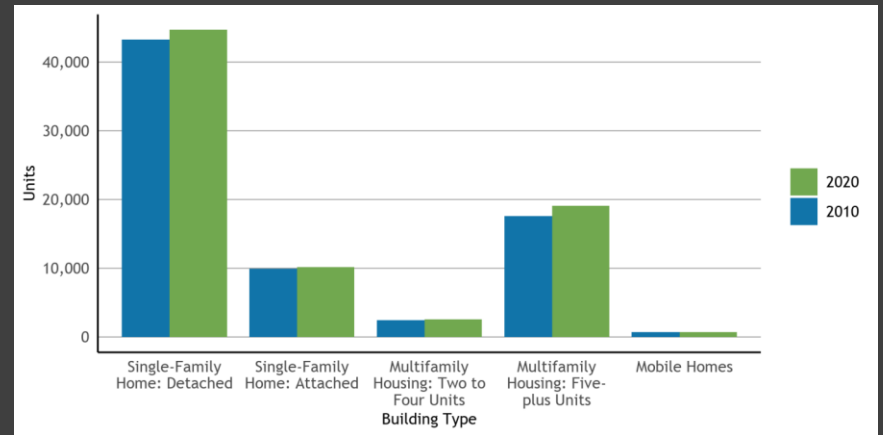


## Housing Stock Characteristics

### Housing Units by Year Structure Built



### Housing Type Trends



# 3 Potential Constraints



- Constraints Analysis
  - Governmental Constraints
  - Non-Governmental Constraints
- Serves as a basis for developing policy responses to mitigate constraints to housing

# 3 Potential Constraints



## Governmental Constraints

- Development regulations (parking, FAR, mixed-use standards, height, density ranges, etc.)
  - Need to refine objective standards
  - Need to implement state housing laws
- Environmental constraints (fault zones, historic resources, etc.)
- Processes and procedures
- Fees and exactions



# 3 Potential Constraints



## Non-Governmental Constraints

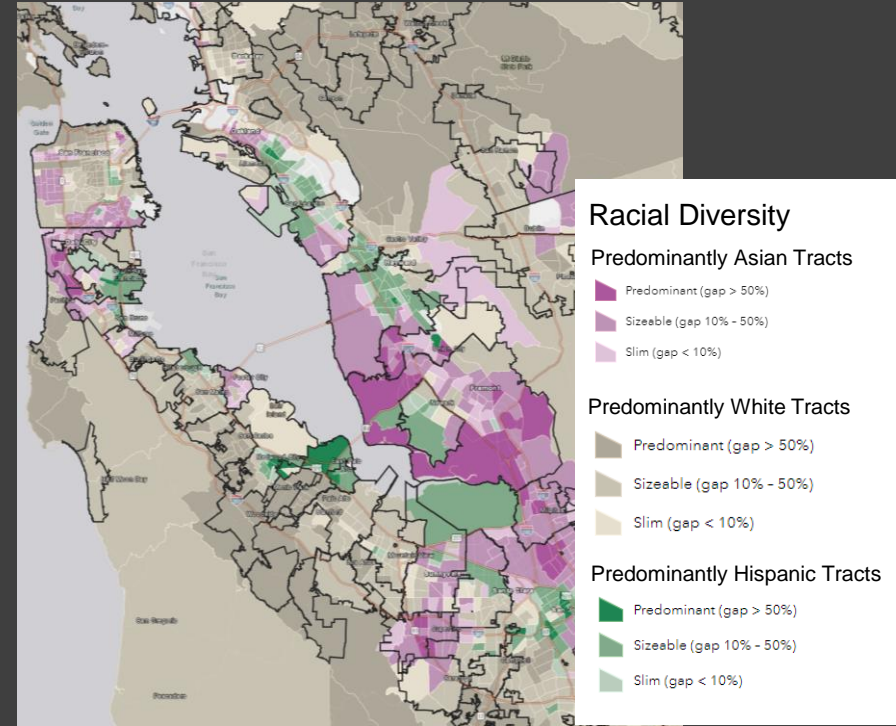
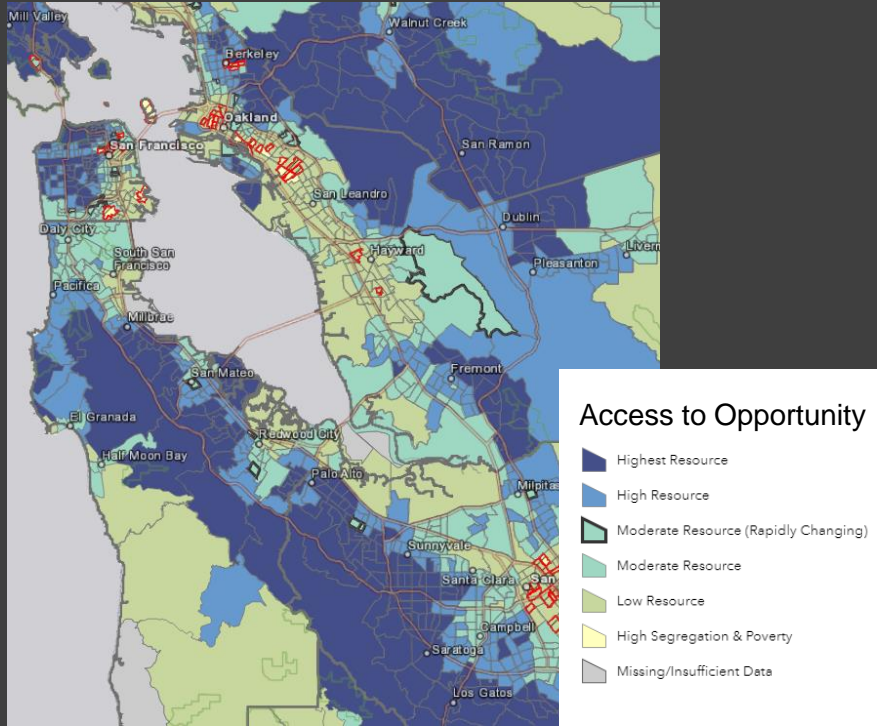
- Land costs
- Development costs
- Community concerns regarding housing





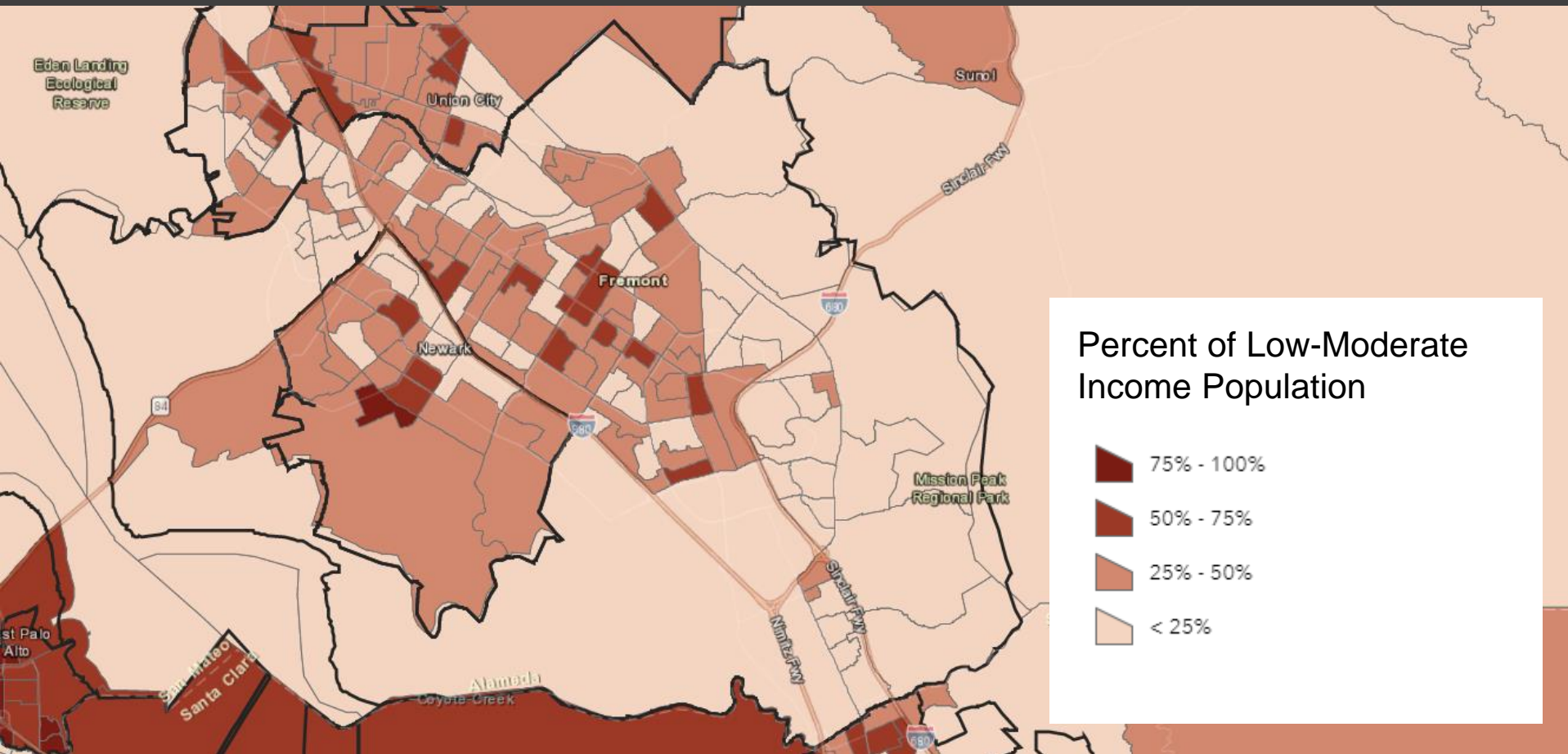
- **Preserve** existing housing
  - Goal 1
- **Produce** new high-quality housing, especially affordable housing
  - Goal 2, Goal 3, Goal 5, and Goal 7
- **Protect** vulnerable residents from discrimination and displacement
  - Goal 4 and Goal 6

# 6 AFFH – Regional Patterns



6

# AFFH – Local Patterns



# Housing Element Components



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# Boards/Commissions Feedback



## Previous Presentations:

- Planning Commission
- Senior Citizen Commission
- Youth Advisory Commission
- Citizen's Advisory Committee
- Human Relations Commission

## Upcoming Presentations:

- Recreation Commission

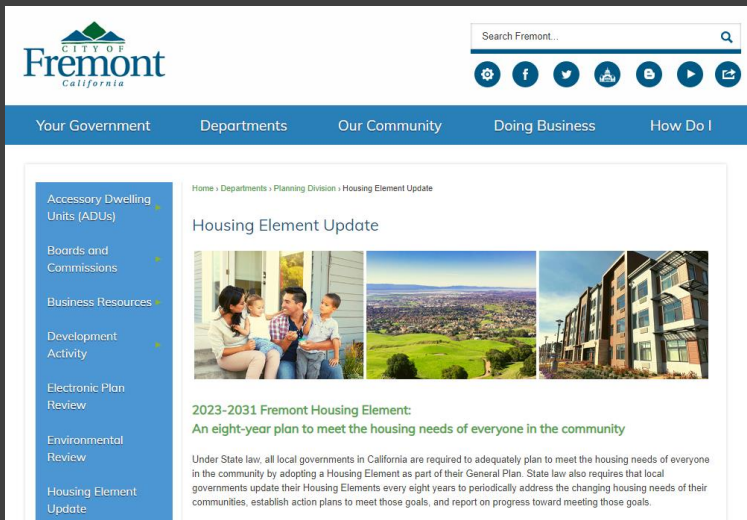




# Next Steps



[www.Fremont.gov/HousingElement](http://www.Fremont.gov/HousingElement)



- Ongoing office hours
- Upcoming community listening sessions
- Complete draft to share with public by June 2022





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# Questions and Discussion

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