CITY OF Fremont

Development and Environmental Services Department
Planning
39550 Liberty Street, P.O. Box 5006, Fremont, CA 94537-5006
www.fremont.gov

September 23, 2005

Terry Roberts
State Clearinghouse Director
Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

RECEIVED
SEP 2 9 2005
DIV. OF HOUSING
POLICY DEVELOPMENT HCD

AND

Cathy E. Creswell
Deputy Director
Department of Housing and Community Development
Division of Housing Policy Development
1800 Third Street, Suite 430
P.O. Box 952053
Sacramento, CA 94252-2053

RE: Annual Report on the status and implementation of the General Plan and Housing Element

To Whom It May Concern:

We are providing information regarding the progress and status of Fremont's General Plan and Housing Element as required under Section 65400 of Article 7—Administration of General Plan, Planning and Zoning Law.

The City of Fremont has completed implementation of the Housing Element, including the required rezonings and redesignations of properties at various densities to provide adequate sites for residential development, as of July 2005. The attachments provide the documentation of this achievement.

Attached to this letter, you will find the following:

- HCD Letter of Certification, dated July 17, 2003
- Annual Report on the General Plan and Housing Element
- Flyer announcing Grand Opening of Fremont Oak Gardens (affordable housing for seniors with amenities for deaf seniors)
- Developing Affordable Housing Brochure
- Exhibit A lists the Housing Element's goals, objectives, and implementing measures and a commentary on progress toward achieving them during fiscal years 2004 through 2005

If you have any questions regarding this letter or its attachments, please do not hesitate to call me at (510) 494-4527 or e-mail me at jschwob@ci.fremont.ca.us.

Sincerely,

Jeff Schwob
Planning Director

Attachment

*2.3 ANNUAL REPORT ON THE GENERAL PLAN AND HOUSING ELEMENT – CITYWIDE (PLN2005-00356)

Public Hearing (Published Notice) to Consider an Annual Report on the Status of the General Plan and Implementation of the City's Housing Element

Contact Person:

Name:	Kathleen Livermore	Jeff Schwob
Title:	Senior Planner	Planning Director
Dept.:	DES	DES
Phone:	(510) 494-4438	(510) 494-4527
E-Mail:	klivermore@ci.fremont.ca.us	jschwob@ci.fremont.ca.us

Executive Summary: State planning law requires cities to provide a status report on the General Plan, on or before October 1 of each year. The statute specifically requires an update on the implementation of the Housing Element. The City of Fremont has completed implementation of the Housing Element, including the required rezonings and redesignations of properties at various densities to provide adequate sites for residential development, as of July 2005. This will be reported to the State Department of Housing and Community Development (HCD) and the Office of Planning and Research (OPR) prior to October 1, 2005.

On July 17, 2003, the State Department of Housing and Community Development (HCD) informed the City of Fremont that the Housing Element adopted by the City Council on May 13, 2003 was in compliance with State housing element law. The HCD letter reiterated the importance of reporting on the progress in implementing identified Housing Element programs each year on or before October 1.

On August 11, 2005, the Planning Commission reviewed this report and unanimously (6-0-0-1) recommended that the City Council forward the report to HCD and the State Office of Planning and Research (OPR).

BACKGROUND: State planning law requires the City to prepare an annual status report on the General Plan. Specifically, Government Code Section 65400 (b) requires that the City:

1. Provide an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development on the status of the plan and progress in its implementation, including the progress in meeting its share of regional housing needs … and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing.

2. Prepare the housing portion of the annual report provided to the Office of Planning and Research and the Department of Housing and Community Development though the use of forms and definitions adopted by the Department of Housing and Community Development. This report shall be provided to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development on or before October 1 of each year.

Because the Planning Commission is the advisory body to the City Council on the General Plan, the annual report was provided to the Planning Commission for its consideration and recommendations. This report provides an update on the status of the General Plan, the Housing Element, and the progress made in meeting goals and objectives for 2004 and 2005.

This report is divided into the following sections:

I A description of progress in meeting regional housing needs for fiscal year 2004/2005.
II A description of the progress in implementing various programs in the Housing Element.
III A description of the status of General Plan activities during fiscal year 2004/2005.

I. Progress in Meeting Regional Housing Needs

The regional council of governments (the Association of Bay Area Governments (ABAG)) is charged by the State with the responsibility for determining the number of new housing units needed in a community. The State of California provides population estimates to each regional council of governments, who then allocates the estimated housing units needed among its member communities. During 1999-2000, ABAG developed the "Regional Housing Needs Determination" for its member communities and, on March 15, 2001, the ABAG Board of Directors certified the final numbers. After determining the number of additional households expected by the end of the planning period, ABAG further quantified future households by income level. The goal of this analysis is to distribute lower income households equitably throughout a region, thereby avoiding undue concentrations of very low and low income households in one jurisdiction. The estimated number of housing units needed in Fremont, as determined and certified by ABAG, is set forth in Table 1 below and reflects the planning period from January 1, 1999 to June 30, 2006. The State Legislature subsequently extended this time period to June 30, 2007.

Table 1
Five Year Housing Need by Income Category (1999-2006)

Income Category	Five Year Need (Housing Units)
Very Low Income	1,079 households (16.0%)
Low Income	636 households (9.5%)
Moderate Income	1,814 households (27.0%)
Above Moderate Income	3,179 households (47.5%)
TOTAL	**6,708 households (100%)**

Source: 2001-2006 Housing Element based on Association of Bay Area Governments (ABAG) figures.

Generally, Very Low Income households have incomes which do not exceed 50% of the area median income, Low Income households have incomes which do not exceed 80% of area median income, Moderate Income Households have incomes which do not exceed 120% of area median income, and Above Moderate Income households have incomes greater than 120% of area median income. (See Title 25 Cal. Code of Regs. §6910 *et. seq.*)

The ABAG Regional Housing Needs Determination was certified in 2001. Since these numbers were certified, units have been approved and added to the housing stock. Thus, it is important to adjust the totals to reflect those units that have been added to the housing stock between January 1999 (the beginning of the planning period for this Housing Element) and the present. Table 2 includes information reflecting units added to Fremont's housing stock since 1999 and includes adjusted totals accordingly.

Table 2
Revised Regional Housing Need Determination 2002-2006

HOUSEHOLD INCOME LEVEL	REGIONAL HOUSING NEED DETERMINATION (1999-2006)	UNITS ADDED TO HOUSING STOCK, 1999-2002	UNITS APPROVED / UNDER CONSTRUCTION 1/1/2002 – 6/30/2004	UNITS APPROVED 7/1/2004 – 6/30/2005	UNMET REGIONAL HOUSING NEED DETERMINATION (Units Remaining) (2002-2006)
Very Low	1,079 Units	138 Units	159 Units	100 Units	682 Units
Low	636 Units	34 Units	72 Units	0 Units	530 Units
Moderate	1,814 Units	13 Units	38 Units	0 Units	1,763 Units
Above Moderate	3,179 Units	1,516 Units	487 Units	902 Units	274 Units
Total	**6,708 Units**	**1,701 Units**	**756 Units**	**1,002 Units**	**3,249 Units**

Source: 2001-2006 Housing Element and City of Fremont Building Permit records January 1, 2002 to June 30, 2005.

Table 2 illustrates the City of Fremont's continued progress with housing production. During the reporting period of July 1, 2004 through June 30, 2005, Irvington Family Apartments, with 100 units, was approved. The 100 units are all designated for the very low income category. Irvington Family Apartments is being developed by BRIDGE Housing. A total of 902 units were approved for market rate development.

The Association of Bay Area Governments recently issued guidelines for the reporting of progress on the production of housing units. To be consistent with these guidelines, a table has been attached to this report that details Building Permit Activity for Fiscal Year 2004/2005.

During this reporting period, building permits were issued for Maple Square Apartments with 60 very low income units and 72 low income units. Construction of Maple Square Apartments began in January 2005. Building permits were also issued for 32 moderate income units during fiscal year 2004/2005. The building permits for moderate income units were a result of the City's Inclusionary Housing Ordinance, which requires that 15 percent of for-sale units be made available for purchase by families of moderate income. Mission Villas/Moreno Capistrano provided 8 below market rate (BMR) units, Sequoia Crossing provided 6 BMR units, Mayfield provided 14 BMR units, and Morrison Crossing provided 4 BMR units, all at the moderate income level.

Progress was also made on other housing developments reported in the Annual Report last year. Fremont Oak Gardens, with 30 very low and 20 low income units, was completed in June 2005. Bridgeway East, with 18 very low income units, was completed in July 2005. Fremont Vista, with 4 very low and 16 low income units, was completed in December 2004. Finally, Lincoln Street Apartments, with 11 very low income units, will begin construction in August 2005.

II. Progress in Implementation of the Housing Element (Adopted May 2003, Certified July 2003)

The Housing Element, in Chapter 8, identified a Housing Program Strategy with 5 goals, 12 policies and 47 programs. The enclosed Exhibit A (Status of Housing Element Implementation Programs) lists in detail the various Goals, Policies and Programs, with their current status. At this time, all of the implementation programs that have a determinant status have been completed. (Of the 47 implementation programs, 28 are of an on-going nature and 19 have a determinant status.)

The time period covered in this report is generally from August 2004 to August 2005. A summary of important achievements is provided below organized under the five goals of the Housing Element. Exhibit A "Status of Housing Element Implementation Programs" contains a complete listing of programs and accomplishments to date.

Housing Goal 1: Conservation and Enhancement of Existing Residential Neighborhoods

Housing Goal 1 is the Conservation and Enhancement of Existing Residential Neighborhoods. The Neighborhood Home Improvement Program addressed this goal by assisting 7 homeowners with rehabilitation loans funded by Redevelopment Agency affordable housing funds and federal Community Development Block Group (CDBG) funds during Fiscal Year (FY) 2004-2005.

Another 22 very low-income households received emergency repair grants during FY2004-2005. The Apartment Acquisition /Rehabilitation Program enabled the Glenview Apartments in Centerville to be acquired and rehabilitated, creating 70 affordable units. Also, rehabilitation work on Century Village, a 100-unit extremely low and very low income rental apartment community, was completed during FY2004-2005. A program to address rental housing property management trained Fremont property owners and managers in a one-day workshop sponsored by the Office of Housing and Redevelopment. The City's Community Preservation Division also continued to implement an Apartment Preservation Program to provide well maintained, safe and habitable rental units.

Housing Policy 1B addresses capital improvement needs. Exhibit A describes the various projects the Redevelopment Agency contributed to in the last year, for a total contribution of approximately $40 million. The City also contributed approximately $6 million to various street and median maintenance and enhancement projects to improve existing residential neighborhoods. All of these capital projects make the areas more attractive and conducive to investment, particularly investments which result in improvements to existing residential neighborhoods.

Housing Policy 1C addresses working with the private sector by assisting private initiatives to maintain and improve neighborhoods and homes. In addition to maintaining key connections with neighborhood business associations, the City re-launched its Commercial Loan Rehabilitation Program and created a new Façade Improvement Grant Program. These programs will assist private property owners with grants and no-interest loans to maintain their businesses located in the City's Redevelopment Project Areas.

Housing Goal 2: High Quality and Well-Designed New Housing of All Types Throughout the City

This goal addresses the importance of developing and maintaining a high quality, attractive and diverse housing stock throughout the City. Housing Policy 2A states: "The City Shall Continue to Apply Building Codes and Design Standards to Ensure That Development is of High Quality and Consistent with the Scale and Character of the Community." Adoption and implementation of the 2001 California building, plumbing, mechanical, electrical and fire codes pursuant to State law addresses this goal and policy. Local amendments to these uniform codes also address unique conditions in Fremont, such as the requirement for fire sprinklers in certain apartment buildings.

Housing Goal 3: Housing Affordable and Appropriate for a Variety of Fremont Households at all Economic Levels Throughout the City Consistent with the Hill Area Initiative of 2002

There are five separate Housing Policies to address this goal, and accomplishments for several of these are highlighted below.

Housing Policy 3A relates to the adoption of appropriate land use regulations and other development tools to encourage development of affordable housing. All nine of the implementing programs are now complete, including:

1. Program 9, Amendment of the Land Use Element to eliminate step densities (**completed and adopted** May 13, 2003),
2. Program 10, Amendment of the Land Use Element to complement elimination of step densities and encourage higher densities (**completed and adopted** May 13, 2003), Program 10, Adopt Zoning Combining District or Land Use Range Enabler (**completed and adopted** July 12, 2005)
3. Program 11, Creation of a new R-3 zoning district to streamline multi-family development as well as encourage increased densities and affordability components (**completed and adopted** July 22, 2003),
4. Program 12, Creation of a new density bonus ordinance to reflect State Density Bonus law requirements (**completed and adopted** September 23, 2003), updated ordinance (**completed and adopted** April 12, 2005).
5. Program 13A, Development of Incentives Package for Affordable Housing Developments (**completed** in September, 2003)
6. Program 14, Modification of parking requirements to address parking needs by unit size and allow for modification of standards depending on proximity to transit corridors and facilities (**completed and adopted** July 22, 2003), and Changes to the Parking Ordinance for Multi-Family Parking (**completed and adopted** March 2, 2004)
7. Program 15, Revisions to existing standards and criteria for Mixed-Use Developments and inclusion of Mixed-Use Developments in various commercial districts (**completed and adopted** July 6, 2004), and
8. Program 16, Adoption of an Inclusionary Housing Ordinance (**completed and adopted** November 2002 with a 15 percent affordability component, and modified to provide greater flexibility in July 2004).

The completion of these nine programs satisfies the requirements of Housing Policy 3A. These programs have provided much of the groundwork necessary for subsequent General Plan redesignations and rezonings and for affordable housing production. Adoption of the Inclusionary Housing Ordinance,

in particular, will provide for a consistent source of affordable units along with market rate housing production. In fact, the newly created system for tracking inclusionary units has identified the commitment of 41 below market rate units by market rate housing developers since inception.

Housing Policy 3B relates to the General Plan redesignations and rezonings and has eight implementation programs (Programs 17-24). This policy requires designation of sufficient residentially-zoned land at appropriate densities to provide adequate sites for Fremont's new construction need for the period 2001-2006, subsequently extended to 2007. These implementation programs are now complete. These General Plan redesignations and rezonings are detailed below by Program number. Groups of General Plan redesignations and rezonings occurred in December of 2003, July of 2004, December of 2004 and July of 2005. This section also includes a discussion of private sector initiated redesignations and rezonings.

Table 4 illustrates how the City of Fremont has now met the requirement to rezone and redesignate land at various densities throughout the City of Fremont to accommodate 5,032 dwelling units. This table includes land rezoned and redesignated in the various programs 18 through 23, with both City-initiated and private sector-initiated rezonings and redesignations, and illustrates the need and accomplishments by density range in land acreage and units.

Table 4
City-Initiated and Private Sector Accomplishments and Remaining Needs

			ACHIEVED								REMAINING					
Density Range (units / acre)	Proposed in Housing Element		Accomplished City-Initiated Tier I and Private Sector		City-Initiated Tier 2 and Private Sector (as of 12/14/04)		City-Initiated Tier 3 and Private Sector (1/1/05-7/12/05)		Accomplished + In Progress		Current Need		Remaining Adjusted		*% accomplished*	
	Land (acre)	Units	Land (acre)	Units	Land (acre)	Units	Land (acre)	Units	Land (acre)	Units	Land (acre)	Units	Adjusted Units		*Land (acre)*	*Units*
5-7	41.32	208	28.28	141	0.92	6	8.04	48	37.24	195	4.08	13	0		90%	100%
*6.5-10	49.37	483	33.23	279	0	0	0	0	33.23	279	16.14	204	0		67%	100%
11-15	21.25	245	13.97	181	11.84	153	0	0	25.81	334	-4.56	-89	-89		121%	136%
15-18	29.1	455	25.86	434	4.02	66	5	83	34.88	583	-5-.78	-128	-128		120%	128%
18-23	34.06	609	27.62	593	10.62	217	2.46	50	40.7	860	-6.64	-251	-34		120%	106%
23-27	57.89	1212	26.45	657	2.03	51	16.65	416	45.13	1,124	12.76	88	0		78%	100%
27-35	41.38	1255	36.1	1,113	0	0	0	0	36.1	1,113	5.28	142	0		87%	89%
*35-50	8.72	427	7.77	343	0	0	-5.65	-240	2.12	103	6.6	324	0		24%	100%
50-70	2.43	138	0	0	2.45	145	10.65	639	13.10	784	-10.67	-646	-92		539%	167%
Total	285.52	5,032	199.28	3,741	31.88	525	37.15	996	268.31	5,375	17.21	-343	-343		94%	107%

In the "Remaining" column, all negative numbers represent a surplus of units or acreage and all positive numbers represent the need. To reach the required number of units generated for the 23-27 dwelling units per acre (du/ac) category and above, the City took advantage of lands available but not identified in the Housing Element inventory and rezoned more land at a higher density range (50-70 du/ac) than was originally intended. The higher densities produce greater efficiencies. For example, 10 acres at the 50-70 du/ac range could provide 600 units while the same 10 acres at the 23-27 du/ac range could provide 250 units. With the excess acreage at the 50-70 du/ac category, staff adjusted those surpluses down to fill in the gaps at the 23-27, 27-35 and 35-50 ranges. The rationale for this adjustment is that the densities of 23-70 du/ac would all fall within the same type of housing unit – condominiums or apartments. A similar rationale was used to adjust for unit gaps in the 5-7 and 6.5-10 du/ac categories. Surpluses in the 18-23 du/ac category were used to zero out the needs in lower categories.

These adjustments are accounted for in the "Remaining Adjusted" column. All density range categories have either been shown as zero, after the adjustment, or show the remaining surpluses. These adjustments account for the 94 percent completion rate for acreage to be rezoned and redesignated and the 107 percent completion rate for units to be accommodated.

Each of the rezonings and redesignations fell under Programs 18-22 of the Housing Element. These programs concentrate on rezoning existing residential, commercial or industrial vacant or underutilized land and the remainder of this section discusses the more specific accomplishments for these programs. In each of these programs, private sector rezonings and redesignations were included in the total count. Also, the potential number of units were calculated at the mid-point of each density range.

Implementation of Program 18, redesignation of existing vacant or underutilized residential land, occurred with the first group of redesignations and rezonings adopted by the City Council on July 13, 2004. Parcels representing 22 acres were redesignated and rezoned to various densities to accommodate a total of 597 dwellings. The City Council adopted a second group of Program 18 redesignations and rezonings on December 14, 2004. Parcels representing 16 acres were redesignated and rezoned to various higher densities to accommodate a total of 251 dwellings.

Implementation of Program 19, which emphasizes redesignation along transit corridors for the development of medium to very-high densities within close proximity to existing or planned transit sties, occurred with the first group of redesignations and rezonings adopted by the City Council on July 13, 2004. Parcels representing 36.5 acres were redesignated and rezoned to various densities (5-7 du/ac, 23-27 du/ac, 27-35 du/ac, 35-50 du/ac) to accommodate a total of 850 dwellings.

Implementation of Program 20 rezonings primarily occurred through private sector General Plan redesignation and rezoning. A total of 29.28 acres have been redesignated to various higher densities for a potential 152 dwellings.

Implementation of Program 21, which relates to redesignation and rezoning of commercially and industrially zoned and designated property, occurred with the first group of redesignations and rezonings adopted by the City Council on July 13, 2004. Parcels representing 26.55 acres were redesignated and rezoned to various higher densities to accommodate a total of 441 dwellings. A City initiated redesignation and rezoning in this category, which occurred in December of 2003, was an 8.6 acre site on Grimmer Boulevard redesignated to 23-27 dwellings per acre, which could accommodate

215 dwellings. The City Council adopted a second group of Program 21 redesignations and rezonings on December 14, 2004. Parcels representing 11.57 acres were redesignated and rezoned to various densities to accommodate a total of 238 dwellings. On July 12, 2005, the City Council approved a final grouping of Program 21 sites. Parcels representing 55.91 acres were redesignated and rezoned to various higher densities (5-7, 15-18, 23-27, 50-70) to accommodate a total of 1,112 dwellings.

The redesignation of older shopping centers is the primary purpose of Program 22. Implementation of this program occurred with the redesignation and rezoning of 22 acres in four different sites in December of 2003. The 22 acres were redesignated and rezoned to various densities (15-18 du/ac, 18-23 du/ac, 23-27 du/ac, and 27-35 du/ac) to accommodate 544 dwellings.

The emphasis of Program 23 is to rezone commercially-designated sites to encourage mixed-use development that incorporates affordable housing units. As part of Program 15, explained in detail above, the City adopted comprehensive changes to the zoning code relative to mixed-use standards. Staff made some estimates about the possible number of residential units that could occur as a result of these changes. These estimates could result in approximately 253 units in the 6.5-10 du/ac range, approximately 48 units in the 15-18 du/ac range, approximately 137 units in the 18-23 du/ac range, and approximately 181 units in the 23-27 du/ac range. This assumes that 15 percent of the commercial land in which mixed use would be permitted, would be developed with residential units as part of a mixed-use project. Density ranges were based on the size of the sites, with smaller sites (less than 1.5 acres) being developed at 6.5-10 du/ac and sites with 3 or more acres being developed at the 23-27 du/ac range.

Housing Policy 3C (Programs 25-29) encourages the development of a diverse housing stock that provides a range of housing projects at a range of affordability levels which are equally distributed throughout the City. Of the five implementation programs, two will be highlighted. Program 25, which was to eliminate discretionary review in the City's Secondary Dwelling Unit application process, as required by State law, was completed in July of 2003. The City Council approved a comprehensive Zoning Text Amendment relative to second unit standards on March 2, 2004.

Progress has also been made with Program 27, which encourages the development of larger sized units for households of low and moderate incomes. The City's Redevelopment Agency adopted an "Affordable Housing Investment Strategy" to encourage the development of those units. A total of 139 three-bedroom units were approved to date as part of this strategy, as detailed in Exhibit A.

Housing Policy 3D (Programs 30-34) emphasizes the development and utilization of funding resources to maximize affordable housing development. Program 30, evaluating the feasibility of a program that would require fees from job generating developments, was completed during this reporting period. Implementation of this program will be considered when economic conditions can support such a program. As part of Program 32, the Redevelopment Agency was awarded a $97,720 State Workforce Housing Grant to support future affordable housing and public improvement projects. The purpose of Program 34 is to implement the Redevelopment Agency's Affordable Housing Strategy. This includes the directive that 80 percent of the Agency's financial resources reserved for new housing construction be directed to rental housing developments for extremely low, very low and lower income households. During the 2002-05 time frame, 422 units were approved for development or had existing units provided with affordability restrictions.

Housing Policy 3E (Programs 35-37) emphasizes the importance of preserving the existing affordable housing stock. Three implementation programs are associated with Policy 3E and one will be highlighted. As part of Program 36, which assists low income families with move-in costs or other financial assistance, the City provided screening for over 250 households, issued 25 loan guarantees, provided support counseling to over 190 individuals and followed up on 60 program loans to ensure participants are making timely payments on their loan guarantee. Implementation Program 35 targets the preservation of affordable housing units at risk of converting to market rate units. In Fiscal Year 2004-2005, this program preserved thirty-eight "at risk" senior units.

Housing Goal 4: A Continuing Leadership Role in Regional Efforts to Maintain and Expand the Range of Housing Alternatives in the San Francisco Bay Area

Housing Goal 4 (Programs 38 and 39) has one policy and two implementing programs. Implementing Program 38, Support for Non-Profit Affordable Housing Providers, resulted in the City Council Resolution proclaiming June 4-12, 2005 Affordable Housing Week in Fremont and recognition of Satellite Homes and the Bay Area Coalition of Deaf Seniors for their lead role in partnering with government and other organizations to create Fremont Oak Gardens. Again, Exhibit A highlights the other accomplishments under this goal.

Housing Goal 5: Ensure That All Persons Have Equal Access to Housing Opportunities

This goal has two policies and eight implementation programs. Housing Policy 5A's purpose is to enforce regulatory measures to protect individual rights. The two implementation programs (Programs 40 and 41) establish a policy whereby the City will provide rent increase dispute resolution and fair housing counseling services. The City's provider of these services, Fremont Fair Housing Services, investigated 40 housing discrimination cases and responded to over 714 fair housing inquiries during the reporting period. Again, Exhibit A highlights the other accomplishments under this goal.

III. Status of General Plan Activities

This section of the report focuses on General Plan Amendments (GPAs) approved from July 1, 2004 to June 30, 2005. There were a total of nineteen General Plan Amendments approved during this time period. Thirteen of the GPAs were City-initiated General Plan Amendments, four were private sector initiated General Plan Amendments and two were City-initiated General Plan Text Amendments.

There were fifteen General Plan Land Use Amendments and one General Plan Text Amendment related to residential development. The various City-initiated General Plan Amendments associated with implementation of Housing Element Programs 18-23 accounted for twelve of the GPA's. These redesignations occurred on July 13, 2004, December 14, 2004 and April 12, 2005. The three private sector General Plan Amendments were: the Marlais development on Mission Boulevard (3 units) approved on July 13, 2004; the Atria Townhomes on Fremont Boulevard (14 to 16 units) approved on April 12, 2005; and H & K Development Company project on Union Street and High Street (12 units) approved on April 12, 2005. On April 12, 2005, the City Council approved a General Plan Text Amendment which amended the Land Use Chapter of the General Plan to integrate the requirements of new State Law (California Government Code Section 65915) relating to density bonus regulations. The

changes amended the requirements and density bonus given to developers who seek and agree to construct affordable units in exchange for increased density.

The other General Plan Text Amendment approved during this time period made changes to Chapter 10 (Health and Safety) of the General Plan to reflect revised Fire Department response time standards. The revised response time is five minutes 30 seconds for 90 percent of all emergency calls. Since the Comprehensive General Plan update in 1991, several changes have occurred to strengthen the City of Fremont's fire prevention efforts, allowing for the revised response time. In addition to the proposed changes to the response time, changes were made to other portions of the Fire Hazards and Emergency Response section of Chapter 10 to reflect the City's strengthened fire prevention efforts.

There were two non-residential General Plan Amendments (one city-initiated and one private sector) approved during this time period. The city-initiated General Plan Amendment was for a redesignation (approved by the City Council on July 13, 2004) from residential density (Residential 5-7 du/ac) to Institutional Open Space for Marshall Park to bring the land use designation into conformity with the property's existing and future planned park use. The private sector non-residential General Plan Amendment (approved on September 14, 2004 by the City Council) placed an historic property known as the Grimmer Residence (located on Bay Street) on the City's List of Primary Historic Resources. Placement on the list allowed the property owners to apply for a Mills Act contract with the City of Fremont and granted eligibility for a parking waiver as part of the Bay Street Planned District and associated Design Guidelines and Streetscape Plan.

The City of Fremont will begin an update of the General Plan in the fall of 2005.

Environmental Review: This project is statutority exempt under CEQA Guidelines Section 15262, Feasibility and Planning Studies. Environmental analysis will be prepared for any subsequent proposals for General Plan Amendments or Zoning Text Amendments.

Planning Commission: On August 11, 2005, the Planning Commission reviewed this report and unanimously (6-0-0-1) recommended that the City Council forward the report to HCD and OPR.

Public Hearing Notice: Public hearing notification is applicable. A total of 264 notices were mailed to organizations and individuals interested in housing issues as a courtesy on September 1, 2005. A Public Hearing Notice was delivered The Argus on August 29, 2005 to be published by September 1, 2005.

EXHIBITS: Exhibit A lists the Housing Element's goals, objectives and implementing measures and a commentary on progress towards achieving them during Fiscal Year 2004/2005.

ENCLOSURES:

- HCD Letter of Certification, dated July 17, 2003
- Table 3 Development Activity Fiscal Year 2004-2005
- Neighborhood Home Improvement Program Brochure
- Affordable Housing Brochure
- Exhibit A, Status of Housing Element Implementation Programs

RECOMMENDATIONS:

1. Hold public hearing.
2. Find the Annual Report is statutorily exempt under CEQA Guidelines, Section 15262, Feasibility and Planning Studies.
3. Find that the Annual Report of the General Plan and Housing Element accurately depicts the current status of the City of Fremont with respect to the General Plan and Housing Element.
4. Direct staff to forward the Annual Report on the General Plan and Housing Element of the California Department of Housing and Community Development and the Office of Planning and Research, as required by Government Code Section 65400 (b).

Table 3

Development Activity Fiscal Year 2004-2005

HOUSEHOLD INCOME LEVEL	UNITS APPROVED 7/1/2004 – 6/30/2005	UNITS ISSUED BUILDING PERMITS 7/1/2004 – 6/30/2005	REVISED REGIONAL HOUSING NEED DETERMINATION (2002-2006)
Very Low	100 Units	60 Units	682 Units
Low	0 Units	72 Units	530 Units
Moderate	0 Units	32 Units	1,763 Units
Above Moderate	902 Units	260 Units	274 Units
Total	**1,002 Units**	**424 Units**	**3,249 Units**

Source: 2001-2006 Housing Element and City of Fremont Building Permit records July 1, 2004 to June

Housing Need Production Form

Organization: City of Fremont

Contact: Kathleen Livermore **Title:** Senior Planner

Address: Development & Environmental Services Dept 39550 Liberty Street

City: Fremont **Zip:** 94538

Email: KLIVERMORE @ci.fremont.ca.us **Phone:** 510-494-4438

Report year: 7/1/04 - 6/30/05

Report time period:

☐ **Calendar Year** (January 1 – December 31) ☒ **Fiscal Year** (July 1 – June 30)

Unit Count of Housing Produced

State Identified Affordability Categories *(Percent of area median income (AMI))*	Current RHNA Allocation	Units Added Current Year		Total Units Added Current Year	Units Added in Prior Years of RHNA Cycle * (see note)	Total Units Added Current RHNA Cycle
		Unrestricted	Deed Restricted			
Very Low (up to 50% AMI)	1079	0	60	60	297	357
Low (51 – 80% AMI)	636	0	72	72	106	173
Moderate (81 – 120% AMI)	1814	0	32	32	51	83
Above Moderate (over 120% AMI)	3179	260		260	2003	2263
TOTAL	6708	260	164	424	2457	2876

Number of units added determined by building permits.
See reverse for definitions of income categories included in this form.

Optional: Locally Identified Affordability Categories
(Alternative affordability levels tracked by some jurisdictions. Limit information to title and definition of locally identified category. Place production numbers for these categories in appropriate affordability category above.)

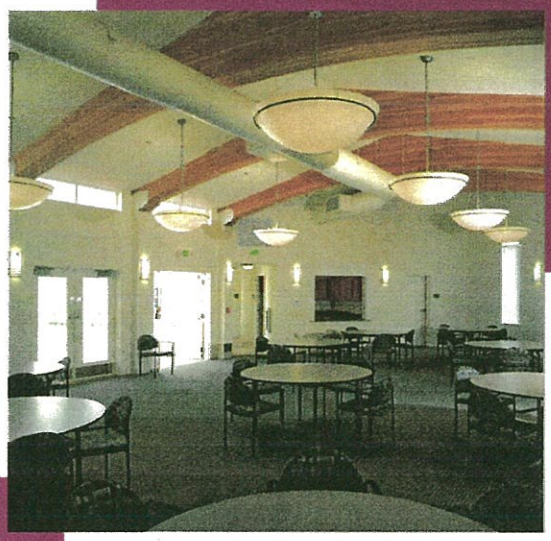
N/A

* Note: some small portion of these units may still be under construction.

THE BAY AREA COALITION OF DEAF SENIOR CITIZENS
AND **SATELLITE HOUSING** INVITE YOU TO THE GRAND OPENING OF

FREMONT OAK GARDENS

Northern California's first affordable senior housing development with amenities for Deaf seniors



Wednesday, July 6, 2005, 10:00 am

2681 Driscoll Road, Fremont, CA

Financing provided by:
The City of Fremont
California Housing Finance Agency
Apollo Housing Capital
Bank of America
The County of Alameda
The Federal Home Loan Bank of SF
Silicon Valley Bank
The City of Hayward
The City of Pleasanton
The City of Livermore
Generous community members

Project Architect:
Van Meter Williams Pollack

General Contractor:
James E. Roberts-Obayashi Corporation

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Division of Housing Policy Development
1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
www.hcd.ca.gov
(916) 323-3176 FAX: (916) 327-2643

GRAY DAVIS, Governor

INFORMATIONAL

RECEIVED
JUL 28 2003
CITY OF FREMONT
CITY MANAGER

July 17, 2003

Ms. Jan Perkins, City Manager
City of Fremont
39550 Liberty Street
Fremont, California 94537

RE: Review of the City of Fremont's Adopted Housing Element

Dear Ms. Perkins:

Thank you for submitting Resolution No. 9912 adopting the housing element as of May 13, 2003 and Addendum A-1 received for our review on May 16, 2003. We also received, as requested, revisions to the land-use element of the general plan on May 20, 2003. As you know, we are required to review adopted housing elements and report our findings to the locality pursuant to Government Code Section 65585(h). Additionally, we have received and considered comments from third parties in accordance with Government Code Section 65585(c).

The revisions received by the Department on April 21, 2003 plus Addendum A-1 address the statutory requirements included in our March 28, 2003 review. As a result, we find the adopted element complies with State housing element law (Article 10.6 of the Government Code). Specifically, the element includes Fremont's commitment to rezone approximately 286 acres to R3 and PD for successful implementation of programs 18-23 and to accommodate the City's remaining share of the regional housing need for very low-, low-, and moderate-income households. In addition, the element references revisions to the land-use element that established the R-3 multifamily zoning district and eliminated step-densities. These revisions represent Fremont's diligence and commitment to mitigate governmental constraints and address identified housing needs.

Our finding of compliance is conditioned on the successful implementation of Programs 18-23 to rezone sites to R-3 and PD by the dates specified in the housing element (Spring of 2004 for Programs 18 & 19; Summer 2004 for Programs 21 & 23, and Fall 2003 for Programs 20 & 22). As described in the programs, should any of the identified sites prove to be unsuitable or unavailable for higher density multifamily residential development, the City must promptly amend the housing element to identify alternative adequate sites for rezoning.

The City should utilize the annual general plan progress report required pursuant to Government Code Section 65400 to monitor and report on its progress in implementing identified programs. These reports are required to be completed and submitted to the Department by October 1. Failure to submit forthcoming annual reports by the due date, with the necessary evaluation and information, will trigger a review by the Department of the status of identified programs.

EXHIBIT "A"
PLN2005-00356
STATUS OF HOUSING ELEMENT IMPLEMENTATION PROGRAMS

HOUSING ELEMENT GOAL	POLICY	PROGRAM NO.	Implementation Program (Division/Project Manager)	Objective(s)	Time Frame	Current Status (Accomplishments)	Next Due Date
HOUSING (H) GOAL 1: Conservation And Enhancement Of Existing Residential Neighborhoods	HOUSING POLICY 1A: Maintain Existing Programs And Periodically Review And Modify Those Programs Assisting Very Low And Low Income Homeowners And Rental Property Owners In The Repair Of Their Housing Units.	1	Neighborhood Home Improvement Program (Housing/Cooper)	30-40 Rehab loans	Annually	Seven (7) homeowners were assisted (i.e., projects completed) through the City's rehab loan program during FY 2004-05 (1 extremely low, 2 very-low, and 4 low -income households). Loans were funded by Agency affordable housing funds and federal CDBG funds. The City's affordable housing funds are committed primarily to new construction projects, leaving limited funds for rehabilitation projects. During FY 2004-05 approximately $570,000, consisting of CDBG and Agency affordable housing funds, was available to fund hard construction costs for single-family home rehabilitation. Based on the current funding level and the per unit cost of single-family home rehabilitation (estimated at $40,000-$60,000 per unit), this funding level can realistically support from 10 to 14 rehabilitation loans/projects per year and not the 30-40 rehab loans as stated in this Program's objective. Annual funding levels for rehabilitation programs are expected to remain constant over the next few years. During the current year, staff increased marketing efforts in the Redevelopment Project Areas to boost participation from eligible property owners located near affordable housing developments that the Agency has made substantial investments. In April 2005, the Agency targeted single-family home owners near Maple Square Apartment Homes, a 132-unit affordable rental development under construction in the Centerville Redevelopment Project Area. The targeted marketing campaign included hand-delivered door hangers, follow-up mailings, and a neighborhood meeting at one of the resident's homes.	Ongoing
				20-30 emergency grants	Annually	Twenty-two (22) very-low income households were assisted with emergency repair grants during FY 2004-05. Grants are CDBG-funded.	Ongoing
		2	Apartment Acquisition/Rehabilitation	20 units acquired and rehabilitated	Annually	(1) In February 2005, the Redevelopment Agency approved a $350,000 affordable housing loan to assist KDF Communities	On going

HOUSING ELEMENT GOAL	POLICY	PROGRAM NO.	Implementation Program (Division/Project Manager)	Objective(s)	Time Frame	Current Status (Accomplishments)	Next Due Date
			(Housing/Cooper)			with the acquisition and rehabilitation of Glenview Apartments in Centerville. As of June 30, 2005, rehabilitation work for the 71-unit rental apartment was 75% complete for the interior and 85% complete for the exterior of the buildings. The acquisition of Glenview created 70 affordable apartments with rents (7 very low income; 63 low income) restricted by a 55-year recorded regulatory agreement. (2) During FY 2004-05, rehabilitation work was completed at Century Village, a 100-unit affordable rental apartment community that provides housing for extremely low and low income households. In the previous fiscal year, the Redevelopment Agency provided a $553,000 loan for the cost of the improvements that addressed health and safety concerns.	
		3	Rental Housing Ordinance (Housing/Lee/Carey	60-70 apartment owners/managers trained annually	Annually	On October 27, 2004, The City of Fremont Housing Division sponsored a one-day workshop for property owners and managers on property management, property maintenance, tenant screening, landlord/tenant laws, fair housing laws and local ordinances. Over the past ten years, more than 1,000 property owners/managers have attended the City-sponsored Apartment Management Certification Program.	Ongoing
	HOUSING POLICY 1B: Identify And Program The Construction Of Basic Neighborhood Improvements (Sidewalks, Street Trees, Etc.) And Public Facilities (Roads, Lighting, Etc.) In Areas Where They Are Lacking Or Substandard.	4	Redevelopment Area(s) Program (Redevelopment/Redevelopment Project Managers)	Use portion of tax increment funds and other funds available to the Redevelopment Agency to repair and reconstruct neighborhood improvements/facilities that are substandard	Ongoing	• ***Projects* funded**: Washington Grade Separation • I-880/Dixon Landing Rd Interchange • I-880/Mission/Warren Interchange • Central Avenue widening and improvement • Pacific Commons Municipal Parcel Planning & Maintenance • Bay St. streetscape • Centerville Train Depot Parking Lot and adding access to the parking lot • Bridgeway Expansion Street Improvements • Roberts Ave Sidewalk Improvements • Niles sign program • Centerville Unified Site • Niles Veterans Hall Building • Façade Improvement and Commercial Rehabilitation Program • Irvington Post Office/Parking Options-Bay Street • Baine Avenue to Dusterberry Way Street Improvements	Next CIP update in June 2006.

HOUSING ELEMENT GOAL	POLICY	PROGRAM NO.	Implementation Program (Division/Project Manager)	Objective(s)	Time Frame	Current Status (Accomplishments)	Next Due Date
						• Sidewalk Improvements --Joseph Street & Parish Avenue • Niles Town Plaza	
		5	Citywide Program (City Manager)	Identify and schedule periodic maintenance and improvement of residential facilities such as sidewalks, streets, etc.	Ongoing	Projects funded: • Cape Sealing of Streets - $600,054 (FY04/05) • Concrete Repair Program - FY 04/05 budget for construction is about $550,000. • Street and Median Maintenance - $2,950,636 (FY 04/05) • Slurry Sealing of Streets - $192,243 (FY04/05) • Street Overlays - $2,076,468 (FY04/05) • 2004-2005 Sidewalk repair program underway	Next CIP update in June 2005.
	HOUSING POLICY 1C: Assist Private Initiatives To Maintain And Improve Neighborhoods And Homes.	6	Liaison with Business and Neighborhood Organizations Office of Neighborhoods	Continue & maintain regular contact between City staff and business/neighborhood organizations to review maintenance and development concerns and assist private initiatives to improve neighborhoods.	Ongoing	147 City staff, Council members, on-duty police, and firefighters participated in the 22nd anniversary of National Night Out on August 2, 2005. Participants visited 121 block parties with more than 5,700 Fremont residents participating. Maintain staff liaison with Irvington Business Association, Centerville Business Association, and Niles Commercial Property Owners Association.	Ongoing

HOUSING ELEMENT GOAL	POLICY	PROGRAM NO.	Implementation Program (Division/Project Manager)	Objective(s)	Time Frame	Current Status (Accomplishments)	Next Due Date
HOUSING (H) GOAL 2: High Quality And Well-Designed New Housing Of All Types Throughout The City.	HOUSING POLICY 2A: The City Shall Continue To Apply Building Codes And Design Standards To Ensure That Development Is Of High Quality And Consistent With The Scale And Character Of The Community.	7	Building Codes and Development Standards (Building/Abolhoda)	Enforce and update codes and standards for residential development activities	Ongoing	City of Fremont adopted 2001 California building, plumbing, mechanical, electrical, and fire codes pursuant to State law in order to prevent unsafe or hazardous building conditions. City of Fremont adopted the California electrical code, 2004 edition, effective August 1, 2005. Implemented Apartment Preservation Program to provide for rental units are well maintained, safe, and habitable.	Ongoing
		8	Energy Conservation Opportunities (Building/Plan Check Engineers)	Continue to enforce Title 24 requirements and other suggestions identified in Chapter 9	Ongoing	Continue to implement objectives	Ongoing
			(Planning)	Use Site Plan & Arch. Review to assure high quality developments without delay to affordable projects			
Housing (H) Goal 3: Housing Affordable And Appropriate For A Variety Of Fremont Households At All Economic Levels Throughout The City Consistent With The Hill Area Initiative Of 2002	Housing Policy 3A: Adopt Appropriate Land Use Regulations And Other Development Tools To Encourage The Development Of Affordable Housing, Consistent With The Hill Area Initiative Of 2002.	9	**Eliminate Step Densities within Residential Land Use Designations (Planning/Schwob)**	**Amend Land Use Element**	**Spring 2003**	**Land Use Element amended to eliminate step densities, adopted May 13, 2003.**	**Completed**
		10	**Low Density Residential Lands: Rezoning and Land Use Element Changes (Planning/Banda)**	**Amend Land Use Element**	**Fall 2003**	**Land use and rezoning changes adopted May 13, 2003.**	**Completed**
				Adopt Zoning Combining District	**Fall 2003**	**Land Use Range Enabler adopted July 2005.**	**Completed**
		11	**Create New Multi-Family Zoning District of R-3 (Planning/Foss)**	**Conform Land Use Element and adopt R-3 zoning**	**Spring 2003**	**Land Use Element conformed May 13, 2005 New R-3 zoning district adopted July 22, 2003**	**Completed**
				Apply R-3 Zoning	**Remaining 2003 – Spring 2004**	**See Programs 18 – 23**	**Completed**

HOUSING ELEMENT GOAL	POLICY	PROGRAM NO	Implementation Program (Division/Project Manager)	Objective(s)	Time Frame	Current Status (Accomplishments)	Next Due Date
		12	**Density Bonus Ordinance (Planning/Schwob)**	**Adopt new Density Bonus Ordinance**	**Summer 2003**	**Council adopted Ordinance September 23, 2003. Council adopted updated Ordinance April 12, 2005, consistent with new State law.**	**Completed**
		13 A	**Incentives Package for Affordable Housing Developments (Planning/Schwob)**	**Develop Package**	**Summer 2003**	**Development of Incentives Package completed in September, 2003.**	**Completed**
				Market Package	Ongoing	Market Incentives Package. (See Brochure)	Ongoing
		13 B	Facilitate and Assist Affordable Housing Developments	Assist affordable Housing project sponsors	Ongoing	(1) The Agency/City issued a $9.175 million loan in support of the 100-unit affordable housing complex sponsored by BRIDGE Housing. BRIDGE was awarded a State MHP loan in June 2005 and is applying for 4% tax credits and CDLAC bond financing for construction. Construction is scheduled to begin in October 2005. (2) Construction of Lincoln Street Apartments, an 11-unit independent living apartment complex for developmentally disabled adults, will begin in August 2005. The developers, Housing Consortium of the East Bay and Satellite Housing, also received City CDBG funds to construct sidewalks on the adjacent properties to make the street accessible. (3) The Agency staff is also working with developers to identify sites for affordable homeownership developments and a senior housing development. (4) In September 2004, the Agency issued a $1.1 million loan which completed a $12.3 Agency loan made in support of Maple Square Apartment Homes, an 132-unit affordable housing apartment community sponsored by Affirmed Housing Group. Maple Square construction started in January 2005. (5) In July 2003, the City awarded a $1.5 million HELP loan to Rotary Bridgeway East, an 18-unit affordable housing development for families transitioning out of shelters. In total, the City and Agency has committed over $5 million in local, state and federal funding to Bridgeway, which began construction this year and was completed in July 2005. (6) In December 2004, Fremont Vista, an assisted living facility for seniors opened. The Agency invested $2.38 million to secure 20 assisted living units for very low and lower income seniors requiring assisted living services. (7) Provided $250,000 of federal HOME funds to Allied	Ongoing

HOUSING ELEMENT GOAL	POLICY	PROGRAM NO.	Implementation Program (Division/Project Manager)	Objective(s)	Time Frame	Current Status (Accomplishments)	Next Due Date
						Housing for the Housing Alliance Development in Castro Valley to create 28 affordable units of which 7 are reserved for families exiting Fremont shelters. (8) During the fiscal year, began construction on Fremont Oak Gardens, a 50-unit development for very low and low income seniors, designed with amenities and features to meet the needs of deaf seniors. The City and Agency provided $4.2 million in financing for Fremont Oak Gardens which was completed in June 2005.	
(Continued) Housing (H) Goal 3: Housing Affordable And Appropriate For A Variety Of Fremont Households At All Economic Levels Throughout The City Consistent With The Hill Area Initiative Of 2002		14	**Modify Parking Requirements (Planning/Nguyen)**	**Adopt updated parking regulations**	**Summer 2003**	**Changes to the Parking Ordinance adopted July 22, 2003**	**Completed**
				Establish standards for modifying parking requirements (Added per Council direction)	**Fall 2003**	**Changes to the Parking Ordinance for multi-family parking adopted March 2, 2004.**	**Completed**
		15	**Mixed Use Requirements**	**Review concepts for change**	**Fall 2003**		**Completed**

HOUSING ELEMENT GOAL	POLICY	PROGRAM NO	Implementation Program (Division/Project Manager)	Objective(s)	Time Frame	Current Status (Accomplishments)	Next Due Date
			(Planning/Wun)	**Codify and Implement changes**	**Fall/Winter 2003**	**Revisions to existing standards and criteria for Mixed-Use Developments and inclusion of Mixed-Use Developments in various commercial districts adopted July 6, 2004.**	**Completed**
		16	**Inclusionary Housing Program (Housing/Lee)**	**Adopt Program**	**November 2002**	**Inclusionary Housing Program adopted November 2002.**	**Completed**
				Track # of Affordable units approved/constructed	Ongoing	**Developed a tracking mechanism for inclusionary units.** **Robson Homes (MAYFIELD)** voluntarily committed 10% or 19 below market (BMR) homes. Construction underway. Units will be available for purchase in FY 2004/05 and FY 2005/06. **Lennar Homes (Capistrano at Mission Villa)** voluntarily committed 11% or 8 BMR homes. Construction will begin Fall, 2004 and inclusionary units will be available for purchase in Spring 2006- ONGOING. **Castle Homes** voluntarily committed 10% or 6 BMR homes. Construction is underway. Inclusionary units will be available for purchase Sept/Oct 2005- ONGOING. **Robson Homes (Morrison Crossing)** mandatory inclusionary units (15%). Developer will offer four, 2 bedroom condos at below market rate. Construction is under way and will be available for purchase Spring 2006 -ONGOING. **Summerhill Homes (Villa Savona)** –mandatory inclusionary units (15%). Developer will offer four, 4 bedroom single family homes at below market rate. Construction is underway and will be available 2006- ONGOING.	Ongoing Ongoing Ongoing Ongoing Ongoing

HOUSING ELEMENT GOAL	POLICY	PROGRAM NO.	Implementation Program (Division/Project Manager)	Objective(s)	Time Frame	Current Status (Accomplishments)	Next Due Date
	Housing Policy 3B: Continue To Designate Sufficient Residentially-Zoned Land At Appropriate Densities To Provide Adequate Sites To Meet Fremont's New Construction Need For 2001-2006. Included With That Need Are The Following Objectives: • Units Affordable To Very Low Income 873 Units • Units Affordable To Low Income 602 Units • Units Affordable To Moderate Income 1774 Units • Units Affordable To Above Moderate Income 1663 Units Total Need: 4912 Units	17	Maintain Existing Inventory of Vacant & Underutilized Land and Encourage Development (Planning/Wun)	Track land through updates of land inventories	Ongoing	Evaluate Vacant and Under-utilized land Inventory and provide progress report.	Ongoing
		18	Increase Density on Residentially vacant and underutilized parcels (Planning/Livermore with contract planners)	Site specific GPA and rezoning actions	Spring 2004	**Tier 1 parcels representing 22 acres were redesignated and rezoned to various densities by City Council on July 13, 2004. Tier 2 parcels representing 32 acres were redesignated and rezoned to various densities by City Council on December 14, 2004.**	**Tier 1 and 2 Completed**
		19	**Redesignation along Transit Corridors (Planning/K. Livermore**	**Evaluate sites**	**Fall 2003**	**Evaluation of sites along Transit Corridors and review AC Transit plans for reduced service was completed in November of 2003.**	**Completed**
				Site specific GPA and rezoning actions	**Spring 2004**	**Parcels representing 36.5 acres were redesignated and rezoned to various densities by City Council on July 13, 2004**	**Completed**
		20	**Surplus Public and Semi-Public Lands (Planning/Schwob)**	**Identify sites**	**By 2003**	**Identification of potential sites in Housing Element.**	**Completed**
				GPA and rezoning actions	**By 2003**	**Program 20 sites were deemed complete by rezonings and redesignations in other categories. See report for details.**	**Completed**
		21	**Commercial & Industrial Redesignation & Rezoning (Planning/Jonnie Lan)**	**Evaluate Sites**	**2002-2003**	**Site evaluation completed in early 2004**	**Completed**
				Site specific GPA and rezoning actions	**Summer 2004**	**Tier 1 parcels representing 26.5 acres were redesignated and rezoned to various densities by City Council on July 13, 2004. Tier 2 parcels representing 23 acres were redesignated and rezoned to various densities by City Council on December 14, 2004. Tier 3 parcels representing 55.91 acres were redesignated and rezoned to various densities by City Council on July 12, 2005.**	**Completed**
		22	**Commercial Redesignation – Older Shopping Centers (Planning/Livermore with contract planners)**	**Evaluate Sites**	**Summer 2003**	**Site evaluation was completed in September 2003.**	**Completed**
				GPA and rezoning actions	**Fall 2003**	**Parcels representing 20.4 acres were redesignated and rezoned to various densities by City Council on December 9, 2003.**	**Completed**

HOUSING ELEMENT GOAL	POLICY	PROGRAM NO	Implementation Program (Division/Project Manager)	Objective(s)	Time Frame	Current Status (Accomplishments)	Next Due Date
Continued) Housing (H) Goal 3: Housing Affordable And Appropriate For A Variety Of Fremont Households At All Economic Levels Throughout The City Consistent With The Hill Area Initiative Of 2002		23	**Rezone sites to Mixed-Use to Accommodate Affordable Housing (Planning/Livermore with contract planners)**	**Site specific GPA and rezoning actions**	**Fall 2003 to Summer 2004**	**These changes were included in categories 21 and 22, as appropriate. Also, please refer to #15 Revisions to existing standards and criteria for Mixed-Use Developments and inclusion of Mixed-Use Developments. With the comprehensive changes to the zoning code relative to mixed use standards, staff made assumptions about the possible unit yield from mixed-use development and determined there could be approximately 253 units in the 6.5-10 dwelling units per acre (du/ac) range, approximately 48 units in the 15-18 du/ac range, approximately 137 units in the 18-23 du/ac range, and approximately 181 units in the 23-27 du/ac range. This assumes 15 percent of available commercial land could be developed and site size was a factor in determining density.**	**Completed**
		24	Annual Housing Report (Planning/Livermore with Wun) and (Housing/ Gonzalez-Escoto)	Prepare Annual Report for review by PC & CC Submit Annual Report to HCD	Annually in Sept. Annually by Oct.1	Preparing Report on Annual Review: • Presentation to the Planning Commission • Presentation to the City Council • Send to OPR and HCD by:	August11, 2005 Sept.27, 2005 October 1, 2005
	HOUSING POLICY 3C: Encourage The Development Of A Diverse Housing Stock That Provides A Range Of Housing Types (Including Family And Larger-Sized Units) And Affordability Levels And Ensures That Affordability Housing Is Equitably Distributed Throughout The City's Planning Areas Consistent With The Hill Area Initiative Of 2002.	25	**Mobile Home Preservation (Planning/Ishijima)**	783 mobile home preserved Cont. to allow manufactured homes in R-1 districts	Ongoing	The City's Office of Housing & Redevelopment and Planning Department continues to oversee City ordinances concerning manufactured homes. This is an ongoing effort. No issues to report on for FY 2004-05. **Manufactured Home Zoning Text Amendment adopted by City Council June 1, 2004, eliminating Certificate of Compatibility requirement.**	On-going **Completed**
		26	**Second Unit Program (Planning/Nguyen)**	**Eliminate discretionary review**	**June 2003**	**Changes to the Zoning Ordinance governing Secondary Dwelling Units to eliminate discretionary review were adopted July 1, 2003**	**Completed**
				Evaluate other Second Unit regulations	**Fall 2003**	**Second Unit Zoning Text Amendment approved March 2, 2004**	**Completed**

HOUSING ELEMENT GOAL	POLICY	PROGRAM NO.	Implementation Program (Division/Project Manager)	Objective(s)	Time Frame	Current Status (Accomplishments)	Next Due Date
(Continued) Housing (H) Goal 3: Housing Affordable And Appropriate For A Variety Of Fremont Households At All Economic Levels Throughout The City Consistent With The Hill Area Initiative Of 2002		27	Family and Larger Size Units (Housing/ Gonzalez-Escoto/Cooper	Encourage and develop incentives to promote development of larger sized affordable units: -10 to very low income -10 to low income -10 to moderate income	**Ongoing**	Three (3) or more bedroom units approved to date (139 total rental and ownership units): Rental Units (116 total): 9 – extremely low income 51 – very low income 56 – low income Includes Oroysom Village, Maple Square Apts and Irvington Family Apts Ownership Units (23 total): 23 – moderate income Includes Adams Avenue homes, Greenwich Townhomes (Trafalgar), Sequoia Crossings (Pacific Union) and Summerhill Homes	Ongoing
		28	First Time Homebuyer (Housing/Lee)	Provide 10 loans	Annually	Issued thirteen (13) down payment assistance loans to moderate income first time homebuyers in FY 2004/05. Provided over 800 households with homeownership training.	Ongoing
		29	Mortgage Credit Certificate (Housing/Lee)	Assist 10 households	Annually	Issued 11 Mortgage Credit Certificates to low income first time homebuyers in FY 2004/05.	Ongoing
	Policy 3D: Develop And Utilize All Available Funding Resources In Order To Provide The Maximum Amount Of Affordable Housing As Feasible.	30	**Evaluate Jobs/Housing Linkage Fee (Housing/ Gonzalez-Escoto)**	**Evaluate feasibility of a program that would require fees of job-generating developments.**	**After completion of Housing Element litigation**	**The City of Fremont has completed Program 30, which required a study which evalutes the feasibility of a program that would require fees from job generating developments.**	**Completed**
		31	**Establish Housing Trust Fund (Housing/ Gonzalez-Escoto)**	**Develop Housing Trust Fund**	**November 2002**	**The approved Inclusionary Housing Ordinance indicates that in-lieu fees collected under the program will be placed in a Housing Trust Fund. Prior to adoption of the Ord., collected $120,000 from one development.**	**Completed**
		32	Maximize Existing Funding Resources (Human Services & Housing)	Ensure the City is utilizing the full funds available	Ongoing	Utilized Agency affordable housing funds, federal HOME funds and Community Development Block Grant (CDBG) Funds, as well as State HELP funds, 9% and 4% tax credits to support affordable housing. In July 2005, the Agency was awarded a $97,720 State Workforce Housing Incentive Grant (applied for in 2004-05) to support future affordable housing and public improvement projects.	Ongoing

HOUSING ELEMENT GOAL	POLICY	PROGRAM NO.	Implementation Program (Division/Project Manager)	Objective(s)	Time Frame	Current Status (Accomplishments)	Next Due Date
				Provide support to developers seeking funding	Ongoing	Within the last 2 years, the City has utilized the 20% Affordable Housing Fund, federal HOME and CDBG funds. State CalHFA HELP funds, 4% tax credits and 9% tax credits, AHP funds, Project Based Section 8 Program, and Supportive Housing Program funds: (1) Supported Maple Square Apartments, an 132-unit affordable housing development that was awarded state MHP, funds, CDLAC bond financing and 4% federal tax credits. (2) Supported Lincoln Street Apartments, an 11-unit affordable housing development that was awarded state MHP funding and HUD 811 funding. (3) Bridge Housing: Supported a 100-unit affordable housing development that was awarded State MHP funds in June 2005, and is applying for 4% tax credits and CDLAC bond financing. (4) The Agency was awarded a 2005 State HELP loan in the amount of $1.5 million to support the Agency's revolving loan fund. Funds can be used to support the Agency's development activities, including new construction and apartment acquisition and rehabilitation.	Ongoing
		33	**Impact Fee Assistance to Affordable Housing (Housing/ Gonzalez-Escoto)**	**Evaluate feasibility of establishing fee deferral**	**2003**	**In March 2003, an Impact Fee Deferral Program was approved by the Council for affordable housing developments that receive Affordable Housing Fund financial support. To date, 3 affordable housing developers have taken advantage of the deferral program, saving them thousands in interest costs. The related affordable housing developments are Fremont Oak Gardens (50 units), Maple Square Apartment Homes (132 units) and Rotary Bridgeway Apartments (18 units).**	**Completed**
				Evaluate feasibility of establishing fee credit for park dedication in-lieu fees	2003	Proposal is under consideration.	Ongoing
				Creative funding sources to off-set impact fees	Ongoing	Proposal is under consideration.	Ongoing
		34	Implement RDA's Affordable Housing	439 units with affordability	Ongoing	FY 2002-03: 1. Maple Square Apts (rental)-132	Ongoing

HOUSING ELEMENT GOAL	POLICY	PROGRAM NO.	Implementation Program (Division/Project Manager)	Objective(s)	Time Frame	Current Status (Accomplishments)	Next Due Date
			Strategy (Housing/ Gonzalez-Escoto and Cooper)	restrictions		2. Amber Court Apts (rental)-34 3. Glen Haven Apts (rental)-57 Total FY 2002-03 – 223 FY 2003-04: 1. Fremont Vista Assisted Living (rental)-20 2. Lincoln St. Apts (rental)-11 Total FY 2003-04-31 Total Units To Date-254 FY 2004-05: 1. Irvington Family Apartments (rental)- 100 2. Fremont Oak Gardens -50 3. Rotary Bridgeway Apartments-18 Total FY 2004-05-168 **Total Units To Date-422**	
	Policy 3E: Preserve The Existing Affordable Housing Stock	35	Preserve "At Risk" Affordable Housing Units (Housing/ Lee)	Monitor, Implement Affordable Housing Preservation Program, including early intervention. 205 units to be preserved 2001-2006 270 units to be preserved 2007-2011	Ongoing	**FY 2002/03** Preserved 153 "at risk" affordable units; Pasatiempo (59 units), Rancho Luna (26 units), Rancho Sol (12 units), Good Shepherd (32 units) and Amber Court (34 units). **FY 2003/04** Completed a market rent analysis for Good Shepherd. Staff is continuing discussions with Good Shepherd property owners as well as with HUD to discuss extending the affordability period of the 32 developmentally disabled units for up to 20 years. **FY 2004/05** Preserved thirty eight (38) "at-risk" senior units; Rancho Luna (26), Rancho Sol (12). 1) Effective March 2005, Rancho Luna set aside 14 units and offered those to extremely low income households. 2) Effective March 2005, Rancho Sol set aside 6 units and offered those to extremely low income households. 3) Unsuccessful in preserving 60 BMR units at Crossroads Village. Owner volunteered to continue to offer rents at Below Market Rate and has no	Ongoing Dec '05 May, 2010 Completed

HOUSING ELEMENT GOAL	POLICY	PROGRAM NO.	Implementation Program (Division/Project Manager)	Objective(s)	Time Frame	Current Status (Accomplishments)	Next Due Date
						intentions of displacing BMR households.	
		36	Rental Assistance Program (Human Services & Housing)	Assist 20 low income families with move-in costs or delinquent rent due to temporary financial setbacks.	Annually	Screened over 250 households, issued 25 loan guarantees, and provided support counseling to over 190 individuals and followed up on 60 program loans to ensure participants are making timely payments on their loan guarantee.	Ongoing
		37	Long-Term Affordability Restrictions (Housing/ Gonzalez-Escoto)	Require long-term affordability in accordance with funding sources.	Ongoing	Instituted 99 year affordability terms for Inclusionary units within rental projects, and 30 -year affordability term for "for-sale" units with renewable 30 year terms upon resale; also, City maintains first option to purchase BMR units. Instituted 45 year affordability term for households assisted under the First Time Homebuyer Program using RDA funds.	Ongoing
Housing (H) Goal 4: A Continuing Leadership Role In Regional Efforts To Maintain And Expand The Range Of Housing Alternatives In The San Francisco Bay Area	Housing Policy 4A: Promote Workable Local Programs To Meet Housing Needs	38	Support for Non-Profit Affordable Housing Providers (Housing and Planning staff)	Recognize efforts of non-profits Encourage development of affordable units	Ongoing	(1) The Agency sponsored the first Faith-Based Summit on June 25, 2003 to actively engage the faith-based community to support affordable housing. Over 75 attendees. Fremont Oak Gardens, a 50-unit senior housing development with special amenities for the hearing impaired and completed in June 2005, resulted from the collaboration of Satellite Homes, the Bay Area Coalition of Deaf Seniors and St. Anne's Church. St. Anne's sold the 2-acre project site to Satellite at a reduced price in exchange for monies the church used to make improvements to their chapel. (2) In May 2005, the City Council passed a Resolution proclaiming June 4-12 as Affordable Housing Week in Fremont and recognized Satellite Homes and the Bay Area Coalition of Deaf Seniors for their lead role in partnering with government and other organizations to create Fremont Oak Gardens.	Ongoing

HOUSING ELEMENT GOAL	POLICY	PROGRAM NO.	Implementation Program (Division/Project Manager)	Objective(s)	Time Frame	Current Status (Accomplishments)	Next Due Date
		39	Inter-Jurisdictional and Regional Planning (Housing/Lee and Planning/Schwob)	Continue to coordinate with local jurisdictions: meet with county and other organizations to support affordable housing initiatives.	Ongoing	Combined resources with several other Bay Area jurisdictions for the development of affordable housing throughout the Bay Area. • Housing Alliance Project (Allied Housing)-28 units in Castro Valley for formerly homeless households. Partially funded by the City of Fremont. Construction underway. • Fremont Oak Gardens (Satellite Housing)-50 units affordable senior housing in Fremont. Partially funded by four other jurisdictions. Construction completed in June 2005. Participated in the Alameda County HOME Consortium, a consortium of local jurisdictions throughout the County. At least 15% of the funding resources of the consortium are spent on the development or rehabilitation of affordable housing. The City's Human Relation Commission and Office of Housing and Redevelopment support Affordable Housing Week activities county-wide. Also collaborated with the cities of Pleasanton, Livermore and San Leandro. Each city committed $10,000 to leverage $676,000 in U.S. Housing and Urban Development funding for March 2003 through February 2004 for the LINKAGES Program which provides temporary rental subsidies to previously homeless families while they are enrolled in a vocational training program.	Ongoing
Housing (H) Goal 5: Ensure That All Persons Have Equal Access To Housing Opportunities	Housing Policy 5A: Enforce Regulatory Measures To Protect Individuals' Rights	40	Residential Rent Increase Dispute Resolution Ordinance (City Attorney's Office with Housing/Lee/Carey)	Continue administration of the Rent Increase Dispute Resolution Ordinance and consider revisions as necessary to make the ordinance	Ongoing	Between Jan 1, 2004-Dec 31, 2004, Mediation Services opened thirty two (32) conciliation cases of which fourteen (14) were successfully conciliated. During the same time frame, thirty (30) households had requested mediation services of which fifteen (15) mediation cases were successfully mediated. Another ten (10) cases are awaiting a mediation date and the remaining five (5) cases were withdrawn. Households who withdrew either opted to pay the	Ongoing

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				as effective as possible in protecting both tenants and landlords.		rent increase or opted to move instead.	
		41	Fair Housing Counseling Services (Housing/Lee)	Continue the administration of fair counseling services and discrimination complaint assistance	Ongoing	Fremont Fair Housing Services (FFHS) investigated 40 housing discrimination cases and responded to over 714 fair housing inquires. FFHS provided over 2,400 Fremont residents with landlord and tenant information on their rights and responsibilities and assisted on a number of mediation cases.	Ongoing
	Housing Policy 5B: Continue To Provide Assistance To Service Providers Of Special Needs Households Such As Seniors, Disabled And Homeless.	42	Seniors: Home Equity Conversion Program (Housing/Lee)	20 homeowners	Annually	In FY 2004/05, the Home Equity Conversion Program responded to 28 inquiries and provided 22 seniors with in-depth counseling on home equity products resulting in 14 seniors taking out a reverse mortgage on their property. Equity Conversion Staff distributed over 1,000 flyers about the program.	Ongoing
		43	Seniors: Shared Housing Program (Human Services, Project MATCH & Housing)	10 households matched	Annually	In the prior fiscal year, Human Services met with Project Match to initiate conversations about a shared housing program in Fremont. No activity to report for the current fiscal year.	Ongoing
		44	**Disabled: Constraints to the Development of Housing for Persons with Disabilities (Planning/Schwob)**	**Conduct any further analysis based upon guidelines developed under SB 520**	**As needed**	**(Constraints analysis completed as part of May 2003 Housing Element)**	**Completed**

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		45	**Disabled: (Program to Address Constraints to the Development of Housing (Planning/Schwob)**	**Eliminate fees for Reasonable Accommodations**	**February 2003**	**Adopted Fee Resolution 2/03**	**Completed**
				Modify Reasonable Accommodations Ordinance and redefine "Special Residential Care Facility"	**December 2003**	**Zoning Text Amendment to address constraints to Development of Housing adopted by City Council on April 6, 2004.**	**Completed**
		46	Disabled: Accessibility Improvements to Existing Housing (Housing/Cooper)	5 accessibility grants	Annually	During FY 2004/05, two (2) very-low-income households and one (1) low-income household were assisted with an accessibility grant to make their homes more accessible.	Ongoing

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		47	Homeless: Increased Range of Housing Opportunities (Human Services & Housing/ Cooper)	Continue to support a continuum of housing services and opportunities for homeless households, including emergency shelters, transitional housing and permanent affordable housing opportunities	Ongoing	During FY 2004/05, the City of Fremont continued to support various housing services and opportunities for homeless households. • Sunrise Village (Tri-City Homeless Coalition)-The City of Fremont provided General Fund monies to help finance the operation of this 66-bed emergency shelter facility which provided 22,063 bednights to 446 adults and children. • The City provided CDBG, HOME and Redevelopment Agency housing funds to provide expanded housing at Rotary Bridgeway Apartments for families moving out of Sunrise Village or a domestic violence shelter. Bridgeway provides 26 units of both transitional and permanent affordable housing while residents work and/or pursue education or job training. • Project Independence-During FY 2004-05, the City used HOME funds to provide rental subsidies for 19 youth that have been "aged out" of foster care and would have otherwise been homeless. • Homeless Outreach for People Empowerment Project – in FY 2004-05 the City continued to provide administrative support to partner agencies that provide case management, medical, drug and alcohol and mental health services to homeless households in the Tri-City and Tri-Valley area. • Housing Scholarship program provides rent reduction to scholarship households while in training and working toward self-sufficiency. There are 22 participants currently in the Program and 280 participants have been assisted since inception in 1987. • Deaf Counseling, Advocacy and Referral Agency (DCARA) provides housing services to the deaf and hard of hearing. DCARA reported that by June 2005 (1) 37% (10 of 27) of their clients needing housing had obtained it; (2) 83% (30 of 36) of their clients needing housing had improved their knowledge of how to find and maintain housing; and (3) 54% (7 of 13) of their clients had considered renting from or sharing rooms with other DCARA clients and/or became knowledgeable of doing so..	Ongoing