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February 27, 2008

HOUSING POLICY  
DEVELOPMENT, HCD

FEB 28 2008

Cynthia Bryant  
Director  
Governor's Office of Planning and Research  
State Clearinhouse  
P.O. Box 3044  
Sacramento, CA 95812-3044

AND

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

RE: Annual Report on the status and progress in implementing the Housing Element of the General Plan

To Whom It May Concern:

City of Fremont is providing the annual report on the status and progress in implementing the Housing Element of the General Plan as required under Section 65400 of Article 7 – Administration of General Plan, Planning and Zoning Law.

Attached to this letter, you will find the following:

- Annual Report on the General Plan and Housing Element for calendar year 2007.
- Attachments to Annual Report:
  - Exhibit "1A" - Planning Commission Report of February 21, 2008
  - Exhibit "1B" - List of the Housing Element's goals, objectives and implementing measures and a commentary on progress towards achieving them during calendar year 2007.

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](mailto:jschwob@ci.fremont.ca.us).

Sincerely,

Jeff Schwob  
Planning Director

Attachment



*Building & Safety*  
510 494-4400

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**5.1 ANNUAL REPORT ON THE GENERAL PLAN AND HOUSING ELEMENT (PLN2008-00182) AND DISCUSSION REGARDING HOUSING ELEMENT UPDATE Public Hearing (Published Notice) to Consider an Annual Report on the Status of the General Plan and Housing Element Implementation. Presentation and Discussion Regarding Housing Element Update.**

HOUSING POLICY DEVELOPMENT, HCD

FEB 28 2008

**Contact Person:**

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**Executive Summary:** State planning law requires cities to provide a status report on the General Plan and an update on the implementation of the Housing Element each year to the Governor's Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD). The purpose of this status report to the State is to provide an annual review of the General Plan as well as progress in implementing the Housing Element in keeping with the requirements of Government Code Section 65400.

The City of Fremont continues to make progress toward meeting its regional housing needs and Housing Element Implementation Programs. Approximately 471 units (including 60 moderate income units) were approved this reporting year. In addition, 400 units (including 67 moderate income units) were issued building permits. There were nine General Plan Amendment changes (grouped in three amendment packages) during this time period of which four were related to residential development. Details are enumerated in the February 21, 2008 Planning Commission Report (Exhibit 1).

In addition to accepting the formal annual report, staff will present information and seek direction on a number of housing policy issues Council will be considering during the comprehensive General Plan update.

**BACKGROUND:** The City of Fremont received certification of the current Housing Element in 2003 by the State Department of Housing and Community Development (HCD). In 2005 the City completed a major implementation effort to rezone and redesignate properties at various densities to provide adequate sites for residential development. Every year since the adoption of the Housing Element the City has prepared an annual report on our progress towards meeting housing production and program implementation goals.

**Project Description:** State planning law requires the City to prepare an annual status report on the General Plan. Specifically, Government Code Section 65400 requires that the City provide a report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development on or before April 1<sup>st</sup> of each year on the status of the plan and progress in its implementation, including the progress in meeting its share of regional housing needs and the local

efforts to remove governmental constraints to the maintenance, improvement, and development of housing.

An update on the status of the General Plan, the Housing Element, and the progress made in meeting the goals and objectives outlined in the Implementation Program for the Housing Element for calendar year 2007 is contained in the February 21, 2008 Planning Commission Report, attached as Exhibit 1 and incorporated by reference.

In conjunction with the presentation of the annual report, staff will also present information regarding housing policy issues facing the City in the General Plan update, including where to accommodate projected growth and strategies for meeting State-mandated affordable housing goals. Staff requests direction from Council for use in drafting these policies for the new General Plan.

**Environmental Review:** The annual report is exempt from the California Environmental Quality Act (CEQA) in that the activity is not defined as a "project" under CEQA Guideline 15378(b)(5).

The Planning Commission considered the annual report at its February 21, 2008 meeting. Staff will provide an overview of Planning Commission's comments as part of its presentation on February 26th.

**Public Notice and Comment:** Public hearing notification is applicable. A total of 252 notices were mailed to organizations and individuals interested in housing issues, on February 7, 2008. A Public Hearing Notice was published by The Argus on February 7, 2008.

**ENCLOSURE:** Exhibit 1 - Annual Report on the Housing Element and General Plan and a listing of the Housing Element's goals, objectives and implementing measures and a commentary on progress towards achieving them during calendar year 2007

**RECOMMENDATIONS:**

1. Hold public hearing.
2. Find the Annual Report is exempt from the California Environmental Quality Act (CEQA) in that the activity is not defined as a "project" under CEQA Guideline 15378(b)(5).
3. Find that the Annual Report of the General Plan and Housing Element (Exhibit 1) accurately depicts the current status of the City of Fremont with respect to the General Plan and Housing Element.
4. Receive presentation on housing policy issues and provide feedback to staff for use in drafting the updated General Plan.



# EXHIBIT 1 "A"

## PLANNING COMMISSION STAFF REPORT

### FEBRUARY 21, 2008

- Project:** ANNUAL REPORT ON THE GENERAL PLAN AND HOUSING ELEMENT (PLN2008-00182)
- Proposal:** To consider an annual report on the status of the General Plan and Housing Element.
- Staff Recommendation:** Recommend accepting annual report on the General Plan and Housing Element (this agenda report and Exhibit A) to Council.
- Location:** Citywide
- People:** City of Fremont, Applicant
- Environmental Review:** The annual report is exempt from the California Environmental Quality Act (CEQA) in that the activity is not defined as a "project" under CEQA Guideline 15378(b)(5).

#### **EXECUTIVE SUMMARY:**

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State planning law requires cities to provide a status report on the General Plan to the Governor's Office of Planning and Research (OPR) and an update on the implementation of the Housing Element each year to the State Department of Housing and Community Development. The purpose of this report is to provide an annual review of the General Plan changes as well as progress in implementing the Housing Element in keeping with the requirements of Government Code Section 65400.

#### **BACKGROUND AND PREVIOUS ACTIONS:**

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The City of Fremont received certification of the current Housing Element in 2003 by the State Department of Housing and Community Development (HCD). In 2005, the City completed rezonings and redesignations of properties at various densities to provide adequate sites for residential development. Annually, the City prepares and submits reports on progress towards meeting housing production and program implementation goals to HCD.

#### **PROJECT DESCRIPTION:**

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State planning law requires the City to prepare an annual status report on the General Plan. Specifically, Government Code Section 65400 requires the City to provide a report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development on or before April 1<sup>st</sup> of each year 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.

This report provides an update on the status of the Regional Housing Need goals, the Housing Element and the progress made in meeting the goals and objectives outlined in the Implementation Program for the Housing Element for calendar year 2007, and the General Plan.

**PROJECT ANALYSIS:**

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This report is divided into the following sections:

- I A description of progress in meeting regional housing needs for calendar year 2007.
- 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 calendar year 2007.

**I. Progress in Meeting Regional Housing Needs**

The State of California provides population growth estimates to each regional council of governments, [in the Bay Area, the regional council is the Association of Bay Area Governments (ABAG)] and ABAG is then charged with determining the share of new housing units for which a community must plan in order to accommodate projected housing needs of the estimated growth. The Regional Housing Needs Allocation (RHNA) determination was established by ABAG in 2001 and considers housing production from 1999 to June 30, 2007. The estimated number of housing units needed in Fremont, as determined and certified by ABAG, is set forth in Table 1 below.

**Table 1  
Housing Need by Income Category (1999-2007)**

Income Category	Housing Need
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%)
<b>TOTAL</b>	<b>6,708 households (100%)</b>

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. The median income for a family size of 4 was \$83,818 in 2007. (See Title 25 Cal. Code of Regs. §6910 *et seq.*)

**Table 2**  
**Revised Regional Housing Need Determination 1999-2007**

HOUSEHOLD INCOME LEVEL	REGIONAL HOUSING NEED DETERMINATION	UNITS ENTITLED, 1999-2002	UNITS ENTITLED 1/1/2002 – 12/31/2006	UNITS ENTITLED 1/1/2007 – 12/31/2007	UNMET REGIONAL HOUSING NEED DETERMINATION (Units Remaining)
Very Low	1,079 Units	138 Units	259 Units	0 Units	- 682 Units
Low	636 Units	34 Units	72 Units	0 Units	- 530 Units
Moderate	1,814 Units	13 Units	244 Units	60 Units	- 1,497 Units
Above Moderate	3,179 Units	1,516 Units	2,500 Units	411 Units	+ 1,248 Units
<b>Total</b>	<b>6,708 Units</b>	<b>1,701 Units</b>	<b>3,075 Units</b>	<b>471 Units</b>	<b>- 1,461 Units</b>

Source: 2001-2006 Housing Element and City of Fremont Planning Permit records January 1, 2002 to December 31, 2007.

Table 2 illustrates the City of Fremont’s continued progress with housing production. The City’s inclusionary housing requirement resulted in 60 affordable units at moderate income levels during 2007. ABAG recently issued guidelines for the reporting of progress on the production of housing units. To be consistent with these guidelines, Table 3 below details Building Permit Activity for calendar year 2007.

**TABLE 3**  
**DEVELOPMENT ACTIVITY CALENDAR YEAR 2007**

HOUSEHOLD INCOME LEVEL	UNITS ENTITLED 1/1/2007 – 12/31/2007	UNITS ISSUED BUILDING PERMITS 1/1/2007 – 12/31/2007	UNMET REGIONAL HOUSING NEED DETERMINATION
Very Low	0 Units	0 Units	- 682 Units
Low	0 Units	0 Units	- 530 Units
Moderate	60 Units	67 Units	- 1,497 Units
Above Moderate	411 Units	333 Units	+ 1,248 Units
<b>Total</b>	<b>471 Units</b>	<b>400 Units</b>	<b>- 1,461 Units</b>

Source: 2001-2006 Housing Element and City of Fremont Planning Permit records January 1, 2007 to December 31, 2007.

As the current RHNA reporting period came to a close in 2007, the next planning process for regional housing needs allocation began. On July 19, 2007, the ABAG Executive Board adopted the draft RHNA for the 2007 - 2014 period. The final RHNA will be adopted by the ABAG Executive Board and released by ABAG prior to June, 2008. Starting in 2008 the process to craft a new Housing Element will also begin. The next Housing Element is required to receive certification from the State by June 30, 2009. The Housing Element update is a parallel component to the comprehensive General Plan Update project that is also underway.

## **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. Of the 47 implementation

programs, 28 are of an on-going nature and 19 have a determinant status. The City has completed all 19 of the implementation programs that have a determinant status.

The time period covered in this report is generally from January 2007 to December 2007. A summary of important achievements is provided below organized under the five goals of the Housing Element.

***Housing Goal 1: Conservation and Enhancement of Existing Residential Neighborhoods***

Housing Policy 1A addresses maintaining existing housing programs which assist very low and low income homeowners and rental property owners in repairing their homes (Programs 1-3.) The current Neighborhood Home Improvement Program addresses this policy and assisted five homeowners (3-very low, 1-low income and 1-moderate household) with rehabilitation loans funded by Redevelopment Agency affordable housing funds and federal Community Development Block Grant (CDBG) funds during calendar year 2007.

Emergency repair grants were provided to 29 households (20-very low income and 9-low income) during calendar year 2007. The City of Fremont, Office of Housing and Redevelopment sponsored a workshop on January 23, 2008 for property owners and managers on property management, property maintenance, tenant screening, landlord/tenant laws, fair housing laws, mediation services and waste management/recycling. Over the past ten years, more than 1,000 property owners/managers have attended the City-sponsored Apartment Management Certification Program.

Housing Policy 1B addresses non-housing capital improvement needs in Fremont neighborhoods (Program 4-5.) Exhibit A describes the nine projects the Redevelopment Agency contributed to in the last year, for a budgeted amount of \$12.7 million. The next Capital Improvement Program cycle will begin around June 2009 to identify additional projects.

The City also contributed approximately \$8 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 (Program 6.) The City is continuing in its work to strengthen neighborhood spirit and unity with the National Night Out program. Council members, commissioners, citizen advisory board members, on-duty police, firefighters, 140 other City staff, and approximately 50 City volunteers participated in the 24<sup>th</sup> anniversary of National Night Out on August 2, 2007. There were 140 registered block parties, which represented a 10% increase over the number of block parties held the prior year. Large community events were held at shopping centers with over 400 residents attending these events. In total over 6,000 Fremont residents participated in National Night Out 2007.

The General Plan 2030 update project held six outreach meetings that included 333 participants. The purpose of the neighborhood meetings was to solicit input and participation from the community for the General Plan Update. Additional General Plan input was received at venues such as the Business Resource Fair, Earth Day, Bi-National Health Fair targeting Hispanic residents, and through an online survey.

In addition, the City continues to maintain staff liaisons with the Irvington Business Association, the Centerville Business Association, and the Niles Commercial Property Owners Association.

***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” (Program 7-8.) The City of Fremont has adopted the 2007 California building, plumbing, mechanical, electrical and fire codes pursuant to State law in order to prevent unsafe or hazardous building conditions. The City also adopted a new ordinance establishing minimum mandatory earthquake hazard reduction requirements and standards for existing wood frame, multi-family residential buildings with soft or open front walls. In addition, a new ordinance was adopted requiring site plan and architectural approval for new two-story single-family dwellings and second story additions to ensure harmony, compatibility and aesthetic quality.

***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***

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. The completion of these nine programs satisfies the requirements of Housing Policy 3A. In addition, as part of Housing Policy 3A under Program 13B, Facilitate and Assist Affordable Housing Developments, there is on-going effort to work with developers to identify sites for affordable housing development and senior housing developments. During this reporting year, a number of affordable housing developments were completed. Irvington Terrace, a 100-unit affordable housing complex by BRIDGE Housing, opened in July 2007 and the construction of Affirmed Housing 132 unit affordable housing Maple Square Apartments in the Centerville Redevelopment Project Area was completed in August 2007. In July, 2007, the Redevelopment Agency approved a \$250,000 loan to Eden Housing for pre-development expenses associated with a proposed 80-120 unit affordable housing development. If feasible, the project would be located on Peralta Boulevard in the Centerville Redevelopment Project Area.

In 2004, revisions to mixed-use regulations were implemented through Program 15. Construction of a three residential unit mixed use project, the Li project on Fremont Boulevard in the Centerville District, began in 2007. The Sabercat project, a 158-residential unit mixed use project in the Mission San Jose District, received approval in the Fall of 2007.

As a result of the implementation program creating the Inclusionary Housing Ordinance (Program 16), a consistent source of affordable units in combination with market rate housing production is ongoing. The following lists specific BMR obligations of recent development projects.

- Summerhill Homes (Woodbridge) with 6 mandatory inclusionary units (15%) will have its BMR units should be completed by Spring 2008.

- Standard Pacific (Niles Square) with 6 mandatory inclusionary units (15%) is currently under construction underway. Its BMR homes will be available Fall 2007 through Summer 2008.
- Robson Homes (Castilleja) with 17 mandatory inclusionary units (15%) will have BMR homes available for purchase January/February 2008.
- Green Cherry Developers (Green Cherry Common) with 1 mandatory inclusionary unit (15%) is currently under construction. Its BMR homes will be available for sale February 2008.
- Summerhill Homes (Morgan Square) with 7 mandatory inclusionary units (15%) is under construction. The BMR homes available Fall 2007 through Summer 2008.
- John Laing Homes (Ville D'Este) with 55 inclusionary units (5% above the mandatory 15%). Construction is underway. BMR units are available for sale Fall 2007 through Spring 2009.
- KB Homes (Montebello) with 51 mandatory inclusionary units (15%) is under construction. The BMR homes will be available Fall 2007 through Spring 2009.
- Summerhill Homes (Rosewood) with 16 mandatory inclusionary units (15%). Construction to begin Spring 2008.
- Regis Homes (Park Lane West) with 16 mandatory inclusionary units (15%). Construction underway. BMR homes available Fall 2008.

Housing Policy 3B relates to the General Plan redesignations and rezonings and has eight implementation programs (Programs 17-24). Six of the implementation programs have a determinant status (Program 18-23.)

Program 17, which is an inventory of vacant and underutilized lands, is an ongoing effort. As of 2007, there are approximately 300 acres of vacant and underutilized residentially designated land in the City of Fremont with a potential for yielding approximately 3,976 residential units. Implementation of Program 24, annual report to State Department of Housing and Community Development (HCD), requires the submittal of this report to the HCD by April 1, 2008.

Housing Policy 3C related to encouraging 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 (Program 25-29.) Of the five implementation programs, four will be highlighted. Program 26, 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. For this current reporting year, 11 building permits have been issued for secondary dwelling units.

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 400 three-bedroom units were approved to date as part of this strategy, as detailed in Exhibit A.

Work under Program 28 to provide loans to first time homebuyers accomplished 13 down payment assistance loans to moderate income first time homebuyers. As part of this program, over 1,100 households were provided with homeownership training in 2007. Under Program 29, Alameda County issued Mortgage Credit Certificates to five low income first time homebuyers.

Housing Policy 3D (Programs 30-34) emphasizes the development and utilization of funding resources to maximize affordable housing development. Program 30 previously evaluated in FY 2004/2005 the feasibility of a program that would require fees from job generating developments to support affordable housing efforts. The program was not chosen for implementation at that time based on economic conditions.

The City continues in its efforts to support affordable housing through the utilization of Redevelopment Agency affordable housing funds, federal HOME funds and Community Development Block Grant (CDBG) Funds, as well as State HELP funds, and tax credits (Program 32).

- Approved a \$250,000 predevelopment loan, using 20% set-side funds to cover feasibility studies for a proposed affordable housing development to be built by Eden Housing in Centerville.

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 2002-06 time frame, 492 units were approved for development or had existing units provided with affordability restrictions. No additional units were added during the current reporting year.

Housing Policy 3E (Programs 35-37) emphasizes the importance of preserving the existing affordable housing stock. Implementation of Program 35 targets the preservation of affordable housing units at risk of converting to market rate units due to expiration of federal, state or local financing and affordability agreements. During 2007, 144 "at risk" affordable units were not preserved. However, the owners of Heritage Village (39 units) assisted BMR residents in relocating to BMR units in other developments, and 3 households became First Time Homebuyers. The owners at Woodcreek (60 units) volunteered to continue to offer rent at below market rate and have no intention of displacing BMR residents. The owners at Mission Wells (45 units) converted market rate apartments to condominiums.

As part of Program 36, which assists low income families with move-in costs or other financial assistance, the City provided screening for over 179 households, issued 21 loan guarantees, and provided support counseling to over 150 individuals and followed up on two program loans to ensure participants are making timely payments on their loan guarantee. Under Program 37, the City continues in its efforts to obtain 99 year affordability terms for Inclusionary units within rental projects. This program also includes efforts to obtain 30 -year affordability term for "for-sale" units with renewable 30 year terms upon resale and a 45 year affordability term for households assisted under the First Time Homebuyer Program using RDA funds.

***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's Office of Housing and Redevelopment participating in the April 2007, Tri-City Affordable Housing Fair sponsored by Assemblyman Alberto Torrico. City staff shared information about new affordable housing units developed and under construction in Fremont sponsored by non-profit and for-profit developers, City's below-market rate rental program and City's First Time Home Buyer Program. Under Program 39, Inter-Jurisdictional and Regional Planning, the City continues its participation in the Alameda County HOME Consortium. At least 15% of the funding resources of the consortium are spent in the development or rehabilitation of affordable housing. In addition, The City's Human Relations Commission and Office of Housing and Redevelopment support Affordable Housing Week activities county-wide. The City Council has also adopted the Alameda County Every One Home Plan, a 15-year plan to eliminate homelessness, and in Spring 2008, City Council will consider a plan to meet needs of the homeless and those with special needs in Fremont.

***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. Between Jan 1, 2007 and Dec 31, 2007, Mediation Services opened 95 conciliation cases of which 64 were successfully conciliated. During the same time frame, one household had requested mediation services and it was successfully mediated. The City's provider of these services, Fremont Fair Housing Services (FFHS), investigated 35 housing discrimination cases and responded to over 581 fair housing inquiries during the reporting period. FFHS provided over 2,521 Fremont residents with landlord and tenant information on their rights and responsibilities and assisted on a number of mediation cases.

The purpose of Housing Policy 5B is to provide assistance to Service Providers of Special Needs Households. It has six implementation programs (Programs 42 to 47). Three programs will be highlighted for discussion. Under Program 42, the Home Equity Conversion Program responded to 18 inquiries and provided 13 seniors with in-depth counseling on home equity. In addition, the Equity Conversion Staff distributed over 1,000 flyers about the program. Under Program 46 which provides accessibility improvements to existing housing, the City assisted three very-low income households. Under Program 47 which provides for increasing the range of housing opportunities, the City continues to support various housing services and opportunities for homeless households. The accomplishments include financing the operation of a 66-bed emergency shelter facility, providing funds for expanded housing and rental subsidies (such as to victims of domestic violence, youths aged-out of foster care, mentally disabled homeless persons); and, administrative support to partner agencies that provide services to the homeless. In addition, the Housing Scholarship program provides rent reduction to scholarship households while in training and working toward self-sufficiency. There are 18 participants currently in the Program and 302 participants have been assisted since inception in 1987.

### III. Status of General Plan Activities

This section of the report focuses on General Plan Amendments (GPAs) approved from January 1, 2007 to December 31, 2007. Per Government Code Section 65358(b), the General Plan may not be amended more than four times per year. Each amendment may include more than one change. There were a total of nine GPAs approved during this time period occurring on May 1<sup>st</sup>, October 9<sup>th</sup>, and December 4<sup>th</sup> of 2007. Three of the GPAs were City-initiated (i.e., one land use redesignation and two General Plan text changes). The remaining six amendments were initiated by the private sector (i.e., four residential and two commercial/industrial land use redesignations).

There were a total of four General Plan Land Use Amendments related to residential development.

The projects were:

- Arcadia (PLN2006-00248) by Santa Clara Development located on Blacow Road and Fremont Boulevard (approved on May 1, 2007). The land use designation was changed from 2.61 acres of low density residential (5 to 7 du/ac) and 2.69 acres of medium density residential (6.5 to 11 du/ac) to a total of 5.3 acres at medium density residential (11 to 15 du/ac) yielding 78 dwelling units for the project;
- Collina Vista (PLN2006-00274) by Santa Clara Development located on Durham Road (approved May 1, 2007). The land use designation was changed from low density residential (5 to 7 du/ac) to a total of 3.85 acres at medium density residential (11 to 15 du/ac) yielding 48 dwelling units for the project;
- Lurene Drive Townhomes (PLN2007-00207) by Morley Brothers located on Lurene Drive (approved December 4, 2007). The land use designation was changed from very low density residential (2 to 3.5 du/ac) to a total of 3.74 acres at medium density residential (11 to 15 du/ac) yielding 54 dwelling units for the project.
- Franciscan Court General Plan Amendment initiated by the private sector corrected a discrepancy in the existing density of a 3.44 acre site consisting of five parcels with 99 residential apartment units located on Franciscan Court. The General Plan land use redesignation from Residential Medium Density (18-23 dwelling units per acre) to High Density Residential (27-35 dwelling units per acre) was approved on May 1, 2007. There was no development potential change as a result of this project as the sites were previously developed.

There were five non-residential General Plan Amendment (two private and three public sector) approved during this time period. The Bodily development (PLN2007-00149), a private sector non-residential General Plan Amendment (approved on May 1, 2007) redesignated a 0.44 acre site located on Mowry Avenue from Thoroughfare Commercial to Office Commercial. The amendment was requested to enable the development of an office building on a former gasoline station site. The second private sector non-residential General Plan Amendment was approved on October 9, 2007 to redesignate 46 acres of the approximately 115-acre active area of the Tri-Cities Recycling and Disposal Facility (TCRDF) (PLN2005-00262) from Agriculture and Solid Waste Facility to Light Industrial. The GPA was requested to facilitate post closure operations for the site.

City Council approved a City-initiated General Plan text amendment on October 9, 2007 which clarified the process for designating and listing local historic resources pursuant to the 1994 Historic Preservation Work Plan and the adopted Historic Resources Ordinance (PLN2003-00153). A second City-initiated General Plan text amendment was approved on December 4, 2007 which amended the General Plan Transportation Element objectives and policies pursuant to the adopted Pedestrian Master Plan (PLN2008-00016). A City-initiated General Plan Amendment was approved on December 4, 2007 redesignating a portion of land in the Interim Study District (PLN2008-00122), approximately 135 acres, from General Industrial with Commercial Overlay to Light Industrial. The redesignation allows light industrial land uses and a variety of assembly and commercial type uses to locate on lands adjacent to Auto Mall Parkway, from the intersection of Fremont Boulevard to Christy Street.

The City of Fremont is actively in the process of comprehensively updating its General Plan for a planning horizon extending out to 2030. City staff conducted a series of community meetings and workshops in the summer and fall of 2007 to gather community input. This input, together with policy direction provided by the City Council, will serve as a foundation for a draft General Plan. Staff will circulate a draft General Plan in the summer of 2008. The community will again have extensive opportunities for review and comment. Staff anticipates a draft General Plan will be available in the Summer of 2008 and final adoption of the General Plan 2030 in mid-2009.

**PUBLIC NOTICE AND COMMENT:**

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Public hearing notification is applicable. A total of 252 notices were mailed to organizations and individuals interested in housing issues, and persons entitled to notices, on February 7, 2008. A Public Hearing Notice was delivered to The Argus on February 4, 2008 to be published by February 7, 2008.

**ENCLOSURES:**

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*Exhibits:*

Exhibit "A" A listing of the Housing Element's goals, objectives and implementing measures and a commentary on progress towards achieving them during Calendar Year 2007.

**RECOMMENDATION:**

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1. Hold public hearing.
2. Recommend the City Council find the Annual Report is exempt from the California Environmental Quality Act (CEQA) in that the activity is not defined as a "project" under Guideline 15378(b)(5).

3. Recommend the City Council 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.

