

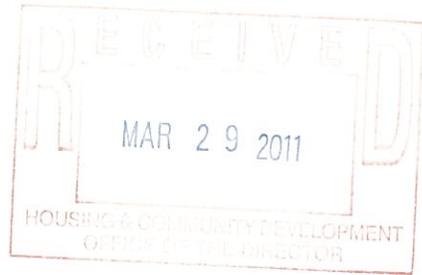


Community Development Department
Planning

39550 Liberty Street, P.O. Box 5006, Fremont, CA 94537-5006
510 494-4440 *ph* | www.fremont.gov

March 24, 2011

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



HOUSING POLICY
DEVELOPMENT, HCD

APR 04 2011

AND

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

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:

1. Annual Report on the General Plan and Housing Element for calendar year 2010.
2. Attachments to Annual Report:
 - Exhibit "A" – Completed forms and Tables (A, A2, A3, B, and C), for submission to HCD and OPR.

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@fremont.gov.

Sincerely,

Jeff Schwob
Planning Director

Attachments/



Building & Safety
510 494-4400

Engineering
510 494-4700

Housing & Redevelopment
510 494-4500

Planning
510 494-4440

***2.5 HOUSING ELEMENT ANNUAL REVIEW (PLN2011-00107)
Public Hearing (Published Notice) to Consider an Annual Report on the Status of the
General Plan and Housing Element Implementation**

Contact Person:

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Executive Summary: 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 (HCD). The purpose of this report 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. In calendar year 2010, the City approved three General Plan Amendments allowing for residential development, and issued building permits for 307 new homes. Details are enumerated in *Exhibit "A" (Completed Tables for the Annual Element Progress Report)*. At the March 10, 2011 Planning Commission meeting, the Planning Commission found that the Annual Report accurately reported the current status of the City of Fremont's General Plan and Housing Element.

BACKGROUND: The City of Fremont received certification of the current Housing Element on October 15, 2009 from the State Department of Housing and Community Development (HCD). This is the second annual report since Housing Element certification.

DISCUSSION/ANALYSIS: This report is divided into the following sections:

- I. A description of progress in meeting regional housing needs for calendar year 2010;
- 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 2010.

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 2008 and considers housing production from January 1, 2007 to December 31, 2014.

The Housing Element identified a Housing Policy Program with 7 goals, 16 policies and 57 programs. The enclosed *Exhibit "A" (Table C of attachment 1- Program Implementation Status)* lists in detail the various Goals, Policies and Programs, with their current status. Because the Housing Element was certified in October 2009, many of the programs are in the very beginning phases of implementation or ongoing throughout 2010.

The time period covered in this report is generally from January to December 2010. A summary of important achievements and highlights is provided below; however, for specific updates on each program, please refer to *Exhibit A: (Table C of attachment 1- Program Implementation Status)*.

The City has initiated the study and evaluation of four (4) new housing-related policy programs in CY2010 for design and sustainability.

Housing Policy 2.01 relates to the continual update and application of building codes and design standards that ensure a high-quality housing stock. The following four (4) programs focus on the City's effort to find new ways to accommodate future housing growth while ensuring a high-quality and sustainable infill project. These four programs are:

- Program 2.01-A Multifamily Design Guidelines: In CY 2010, the City completed a second Administrative Draft of the new guidelines. With the decreasing amount of open land, developers and the City work closely to "fit" new multifamily housing project types into existing neighborhoods. This strategy prompted the need for detailed design guidance to developers of these projects. The guidelines should reduce delays and uncertainty for developers. Staff is currently working on the final draft document for City Council Review in CY2011.
- Program 2.01-C Green Buildings: As part of adoption of the new 2010 California Green Building Code, the City adopted additional requirements for residential construction. Future residential construction in Fremont (with some exceptions as provided for in the Green Building Code) must comply either with "CalGreen Tier 1" requirements established by the State or achieve 50 points on the Build-It-Green Green Point Rated checklist.
- Program 2.02-D Evaluate Universal Design: Study was initiated by City staff in 2009 and was completed in 2010. Staff met twice with external stakeholders before developing a local ordinance which is substantially the same as the State's "Model Universal Design Local Ordinance." The proposed Universal Design Ordinance will be introduced by the City Council on March 22, 2011.
- Program 2.01-G Solar Panel Incentive Program: After evaluating development of a solar panel incentive program, the City and RDA instead developed broader programs to address energy efficiency in affordable projects. The City issued an RFP offering funding for energy efficiency projects by community agencies. (Awards were made in January, 2011, with Eden Housing receiving about \$80,000 for efficiency upgrades at the Redwood Lodge affordable development). The City used Federal energy stimulus funds to provide funding to the Alameda County Waste Management Authority for the Energy Upgrade Alameda County program. The program includes a multifamily housing component that provides technical and financial assistance to multifamily property owners pursuing energy efficiency retrofits. The City also presented a Resolution to Eden Housing at a Council meeting to recognize Eden's success in securing \$2.2 million in HUD funding for energy efficiency upgrades and installation of solar panels at the Sequoia Manor and Pacific Grove affordable developments.

The City has initiated five (5) programs to remove various governmental constraints to improve the process of both market and below market rate housing projects.

Housing Policy 3.04 relates to the removal of governmental constraints that hinder the development of housing within Fremont.

The following two (2) programs both deal with parking requirements and how they affect the development of housing, especially in two areas – Transit Oriented Developments and Affordable Housing Developments. These two programs are:

- Program 3.04-A Consider Modification to Parking: The City began work on the update of its parking requirements for all housing types. As indicated by developers and other housing stakeholders, parking is a major barrier to development because of its cost and space requirements. City staff began research on the possible modification of these parking requirements and will look at the use of tandem parking and other possible reductions for affordable housing projects, where residents are less likely to need as many parking spaces based on their income level or proximity to mass transit.
- Program 3.04-B Evaluate Unbundling of Parking near TOD Areas: In CY 2009, the City also began research on the unbundling of parking for new Transit Oriented Developments near the city's major transit stations. The City's report on the feasibility of unbundling parking in TOD areas is scheduled to be completed in winter 2011. The concept of reduced parking and non-exclusive parking rates are part of the City's draft Midtown Community plan for high intensity residential and commercial TOD development.

The following three (3) programs deal with improving the existing housing entitlement process to create a more inclusive preliminary project review and a more cohesive reviewing staff. These programs are being integrated into what the City calls the "Team Based Approach" for land use development. These three programs are:

- Program 3.04-C Early Identification of Possible Project Issues: With the new Team Based Approach, City staff has restructured its review process, giving development applicants a more complete understanding of possible site/project issues early in the review process.
- Program 3.04-D Continue to Coordinate with Outside Agencies: The new Team Based strategy aims to involve all possibly interested governmental agencies and parties from the beginning of the development project review.
- Program 3.04-F Complete Implementation of Process and Procedure Improvements: City staff has implemented many of the 130 recommendations made by an outside consultant to improve the development review process. As a result, the updated and re-vamped Team Based Approach to development review debuted in May 2009 and fully integrated during CY2010. The City has received comments from various developers expressing that the new process is working in reducing review cycles and time needed to receive entitlements.

The City and its Redevelopment Agency have assisted two (2) major affordable housing projects for Very Low and Extremely Low Income Fremont residents in CY 2010.

In October 2010, Eden Housing started construction on a \$37 million, 98-unit senior rental mixed use development that will serve very low and extremely low income seniors. The Agency and City provided a \$12.7 million development loan, which includes \$10.8 million of Agency housing funds, \$1.4 million of HOME Program and \$488,000 of CDBG funds. The HUD 202-funded project is scheduled to be completed in winter 2011.

In June 2010, construction started on Allied Housing's Main Street Village, a 64-unit supportive housing development. The City and Agency provided \$6.6 million in financing, which included \$2.4 million of Agency funds, \$3 million of HELP funds, \$1 million of HOME funds and \$200,000 of CDBG funds. The \$26 million rental development received \$20 million of federal American Recovery and Reinvestment Act Funds administered by the CA Tax Credit Allocation Committee.

The City continues to utilize all available funding resources in order to provide the maximum amount of affordable housing feasible.

The following programs encourage the development of affordable and market-rate housing:

- Program 3.01B: Affordable Housing Ordinance: The City's newly amended Affordable Housing Ordinance (formerly referred to as the Inclusionary Housing Ordinance) provides flexibility to developers by allowing them the option of building units on site or fulfilling their obligation by paying the City an in-lieu fee, and expands the uses for the Fund to include supportive services for extremely-low, very-low, and low-income populations.
 - The in-lieu fee was reduced to in order to stimulate development during this economic downturn, with automatic annual increases built in over the next 3 years to bring the rate up to "market".
- Program 3.01-C: Develop a Target Percentage of Affordable Housing Funds to Support Extremely-Low Income Households (ELI): The Agency Board held two work sessions, one in July 2010 and one in November 2010, where this question was considered. The Board directed staff to strive to build 23% of new units to be affordable to ELI households to match the proportional ELI assessment of RHNA.
 - In accordance with Program 3.01-A, following the update of target percentage funds for ELI, the Redevelopment Agency's Implementation Plan will also be revisited as part of its mid-term review in Spring 2011.
- Program 3.01-E: Impact Fee Deferrals: As part of the Fremont Economic Stimulus Package to encourage development during the economic downturn, the City instituted an across-the board impact fee reduction of 25% for projects in the CBD, 50% in the Midtown District, and 10% for projects located elsewhere in the City. Applicants can defer all City impact fees for 18 months or until final inspection, whichever comes first.
 - In December 2010, the City added the ability to defer affordable housing in-lieu and impact fees as well. By offering this option more widely, the City continues to assist affordable projects while also helping to increase market rate housing supply. No affordable housing developments requested impact fee deferrals during the calendar year.

- Program 3.03-B: Continue to Encourage Development of Affordable Family and Larger Sized Units: The Redevelopment Agency has adopted as a criterion for awarding funds to projects, the targeting of a range of unit sizes, including units suitable for larger families. The City and Redevelopment Agency will continue to encourage the development of affordable units that have a sufficient number of bedrooms to accommodate larger-sized family households. Units may be either for rental or purchase.
 - Existing Below Market Rate Housing (Rental):
 - Pickering Place (4 and 3 bedroom units)
 - Baywood (3 bedroom units)
 - Archstone (3 bedroom units)
 - Glen Haven (3 bedroom units)
 - Glen View (3 bedroom units)
 - Irvington Terrace (3 bedroom units)
 - Maple Square (3 bedroom units)
 - Oroyosom Village (3 bedroom units)
 - Park Vista (3 bedroom units)
 - Sundale Farms (3 bedroom units)
 - New in 2010 Below Market Rate Housing (Ownership):
 - Hummingbird (4 and 3 bedroom homes)
 - Castilleja (4 bedroom homes)
 - Cedarbrook (4 bedroom homes)
 - Villa d'Este (3 bedroom homes)
 - Cascade (3 bedroom homes)
 - Loredo (3 bedroom homes)
 - Sonora (3 bedroom homes)
 - ParkLane West (4 and 3 bedroom homes)

III. Status of General Plan Activities

This section of the report focuses on General Plan Amendments (GPAs) approved from January 1, 2010 to December 31, 2010 and summarizes activity related to the General Plan 2030 update.

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 no commercial or industrial use related GPAs. There were a total of three GPAs related to residential development approved during this time period occurring on September 28, October 12, and October 26.

The projects were:

- Lam & Young GPA (PLN2010-00104) located at 43116 Mission Boulevard in the Mission San Jose Planning Area (approved on September 28, 2010). The land use designation was changed from low density residential (2.5-3.5 du/ac) to low density residential (3-5 du/ac) yielding a net increase of one dwelling unit for the project;
- St Joseph Surplus Land (PLN2010-00198) located on Mission Boulevard at Chantecler Drive in the Mission San Jose Planning Area (approved on October 12, 2010). The land use designation

was changed from Private Open Space to low density residential 3-5 du/ac on a portion of the project site, yielding 16 residential lots for the project;

- Patterson Ranch (PLN2005-00186) generally located on 101 acres northeast of the intersection of Paseo Padre Parkway and Ardenwood Boulevard in the Northern Plain Planning Area (approved on October 26, 2010). The land use designation was changed from Private Open Space and Study Area- Urban Reserve to low density residential (4-6 du/ac), yielding up to 500 residential units.

The City of Fremont is in the process of updating its General Plan for a planning horizon extending out 25 years. The Draft General Plan was published in November, 2010. It calls for Fremont to become "strategically urban" with the bulk of future growth directed to areas near transit. The plan establishes a new "Urban Residential" land use category near transit hubs, with densities ranging from 30-70+ units per acre. The plan also establishes "Transit Oriented Development (TOD) Overlays" within a half mile radius of transit stations that incorporate parking requirements, setbacks, and other development standards aimed at focusing growth near transit to meet the City's housing needs while ensuring that transportation options are available.

Adoption of the General Plan is anticipated in 2011.

FISCAL IMPACT: The Annual Report on the General Plan and Housing Element is part of the Implementation program for the Housing Element.

ENVIRONMENTAL REVIEW: The proposed project is exempt from the California Environmental Quality Act (CEQA). An annual report is not subject to the California Environmental Quality Act (CEQA) per Guideline 15378 definition of a project.

ENCLOSURE: Completed Tables for the Annual Element Progress Report

RECOMMENDATION:

1. Hold public hearing.
2. Recommend the City Council find the Annual Report is exempt from the California Environmental Quality Act (CEQA) under Guideline 15378(b)(5) definition of a "project".
3. Recommend the City Council find that the Annual Report of the General Plan and Housing Element accurately depict the current status of the City of Fremont with respect to the General Plan and Housing Element and direct staff to submit required materials to the appropriate agencies.

Department of Housing and
Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Fremont

Mailing Address: 39550 Liberty Street, P.O. Box 5006
Fremont, CA 94537-5006

Contact Person: Jeff Schwob Title: Planning Director

Phone: 510-494-4527 FAX: 510-494-4457 E-mail: jschwob@fremont.gov

Reporting Period by Calendar Year: from 1/1/2010 to 12/31/2010

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044



**Exhibit "A" of PLN2011-00107
Annual Element Progress Report- Housing Element Implementation
(CCR Title 25 §6202)**

Informational Item 1
PLN2011-00107 - Housing Element Annual Review
PC Meeting - 2011-03-10
Council Item
PLN2011-00107 - Housing Element Annual Review
CC Meeting - 2011-03-22

Jurisdiction City of Fremont
Reporting Period 01/01/2010 - 12/31/2010

**Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects**

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1 Project Identifier (may be APN No., project name or address)	2 Unit Category	3 Tenure R=Renter O=Owner	4 Affordability by Household Incomes				5 Total Units per Project	5a Est. # Infill Units*	6 Assistance Programs for Each Development See Instructions	7 Deed Restricted Units See Instructions	8 Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income					
Main St Village	5+	R	63				1	64	TAC, RDA, HCD, CDBG, HOME, MHSA, HUD202	Regulatory Agreement	
Peralta Sr. Housing	5+	R	97				1	98	TAC, RDA, NCD, CDBG, HOME, MHSA, HUD202	Regulatory Agreement	
(9) Total of Moderate and Above Moderate from Table A3			9				136	145			
(10) Total by Income Table A/A3			160				138	307			
(11) Total Extremely Low-Income Units*								162			

* Note: These fields are voluntary

**Exhibit "A" of PLN2011-00107
Annual Element Progress Report- Housing Element Implementation
(CCR Title 25 §6202)**

Jurisdiction City of Fremont
Reporting Period 01/01/2010 - 12/31/2010

**Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant
to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

**Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)**

No. of Units Permitted for Moderate	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
	No. of Units Permitted for Above Moderate	87	0	44	5	0	136

* Note: This field is voluntary

**Exhibit "A" of PLN2011-00107
Annual Element Progress Report- Housing Element Implementation
(CCR Title 25 §6202)**

Jurisdiction City of Fremont
Reporting Period 01/01/2010 - 12/31/2010

**Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		RHNA Allocation by Income Level	2007	2008	2009	2010	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	Year 1		Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	1,348	0	0	0	160						160	1,188
	Non-deed restricted					0							
Low	Deed Restricted	887	0	0	0	0							887
	Non-deed restricted					0							
Moderate	Deed Restricted	876	71	42	36	9						158	718
	Non-deed restricted					0							
Above Moderate		1,269	318	237	280	138						953	316
Total RHNA by COG.		4,380											
Enter allocation number.			389	279	296	307						1,271	
Total Units													3,109
Remaining Need for RHNA Period													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

**Exhibit "A" of PLN2011-00107
Annual Element Progress Report- Housing Element Implementation
(CCR Title 25 §6202)**

Jurisdiction City of Fremont
Reporting Period 01/01/2010 - 12/31/2010

**Table C
Program Implementation Status**

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Timeframe in H.E.	Status of Program Implementation
1.01-A: Neighborhood Home Improvement Program	Objective 5 to 8 housing rehabilitation loans. 20-40 minor home repair grants.	Ongoing.	Single-Family Home Rehabilitation (AGENCY FUNDED ONLY): Six (6) homes were rehabilitated during the reporting year. Loans were funded by Redevelopment Agency housing funds. The incomes of the 6 homeowner households assisted ranged from extremely low income (<30% AMI) to moderate income (<120% AMI). Single-Family Home Rehabilitation (GDBG FUNDED ONLY): Six (6) homes were rehabilitated during the reporting year and 27 minor home repairs were completed.
1.01-B: Training for Apartment Owners and Property Managers	80-90 managers trained annually	Ongoing.	No workshop trainings held in 2010.
1.02-A: Redevelopment Area Capital Improvements	In Redevelopment areas, use a portion of tax increment funds for repair and reconstruction of neighborhood improvements and facilities that are substandard.	Ongoing.	During CY 2010, the Redevelopment Agency has continued to complete capital improvement projects, including those partially funded by the federal economic stimulus package.
1.02-B: Citywide Capital Improvements	Through the City's Capital Improvement Program, identify and schedule periodic maintenance and improvement of residential facilities such as streets, sidewalks, etc.	Ongoing.	During CY 2010, the City has continued to complete capital improvement projects, focused on the maintenance and improvement of transportation infrastructure and public buildings. Next CIP is in development, and will be adopted in June 2011.
1.03-A: Liaison with Business and Neighborhood Associations	Maintain regular contact with business/neighborhood associations to review maintenance and development concerns and assist in private initiatives to improve neighborhood conditions.	Ongoing.	Meet monthly with the Irvington Business Association, and periodically make presentations about City projects of interest to the group. Attend meetings of the Centerville Business Community Association. Meet monthly with the Niles Property Owners' Association. Held a public meeting to present and discuss plans for streetscape improvements to G, I, and J Streets in Niles between Niles Blvd and 2nd Street.

**Exhibit "A" of PLN2011-00107
Annual Element Progress Report- Housing Element Implementation
(CCR Title 25 §6202)**

Jurisdiction		City of Fremont	
Reporting Period		01/01/2010 - 12/31/2010	
1.03-B: Community Engagement	Work with neighborhood groups through programs such as National Night Out, Neighborhood Crime Watch and the Community Emergency Response Teams programs to build capacity for neighborhood problem solving which often results in improved levels of maintenance of homes and neighborhoods.	Ongoing.	National Night Out 2010 held 115 neighborhood parties and 50 City employees volunteered their time to visit and talk with residents around the community. The Community Engagement Unit also sponsors the Neighborhood Crime Watch programs across the City. In 2010, there were 460 active crime watch groups in Fremont. Fire Department and CERT Volunteers provide disaster response training to neighborhoods or community based teams throughout the year.
2.01-A: Multifamily Design Guidelines	Adopt new Multifamily Design Guidelines that provide detailed guidance to developers of multifamily projects. The Guidelines are meant to ensure high quality while also reducing delays and uncertainty for developers by clearly describing the City's design criteria and design interest in multifamily developments.	Fall 2011	Second administrative draft completed in 2010. Staff currently working on draft document for City Council review.
2.01-B: Site Plan and Architectural Review	Continue to use the City's site plan and architectural review process to assure the development is of a high quality and consistent with the scale and character of the community while also assuring that developers receive guidance from the City early in the development process so that affordable and multifamily housing projects are not delayed.	Ongoing.	The City has continued to implement its Site Plan and Architectural Review, providing direction early in the review process for development projects requiring this review.
2.01-C: Green Buildings	Green buildings have a reduced environmental impact, are healthier for occupants, and also result in energy conservation and utility costs savings, making them more affordable over the long term. When green measures are considered during project design, they can be incorporated at minimal or no cost. Where the City has discretionary approval authority, ensure that new residential construction achieves adopted green building standards.	Ongoing.	As part of adoption of the new 2010 California Green Building Code, the City adopted additional requirements for residential construction. Future residential construction in Fremont (with some exceptions as provided for in the Building Code) must comply either with "CalGreen Tier 1" requirements established by the State or achieve 50 points on the Build-It-Green Green Point Rated checklist.

Exhibit "A" of PLN2011-00107
Annual Element Progress Report- Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction City of Fremont
 Reporting Period 01/01/2010 - 12/31/2010

<p>2.02-D: Evaluate Universal Design</p>	<p>Universal Design calls for residences to be built with certain design features that would improve their livability. Housing units that incorporate Universal Design improvements are more adaptable to persons as they age or face physical challenges so they can still function well in their homes. The City will evaluate the feasibility of a Universal Design Ordinance that provides for greater adaptability and accessibility of housing. In the interim, the City will encourage housing developers to incorporate Universal Design features such as no-step entries, a bedroom and full bath on the first floor, and wide interior doors and hallways in their projects.</p>	<p>2011</p>	<p>Study was initiated by City staff in 2009 and is complete. Staff met twice with external stakeholders before developing a local ordinance which is substantially the same as the State's "Model Universal Design Local Ordinance". The proposed Universal Design Ordinance is tentatively scheduled for review and approval by the City Council on February 22, 2011.</p>
<p>2.01-E: Explore Alternatives to Minimize Need for Wider Streets</p>	<p>The land and improvement costs related to wider streets can constrain housing development. Continue to work with utility providers and developers to minimize the need for wider streets.</p>	<p>Ongoing.</p>	<p>Staff is evaluating a number of specific projects that include narrow streets, particularly in association with the proposed Midtown Community Plan project street sections. These projects are still in the conceptual design phase.</p>
<p>2.01-F: Utility Trench Backfill</p>	<p>Soil excavated for utility trenches is typically not used as backfill because it may not meet specification. However, backfill would likely be cheaper for the developer than the common practice of importing backfill. Continue to evaluate alternatives that would save money and added truck trips by re-using excavated soils for backfill.</p>	<p>Ongoing.</p>	<p>In CY 2009, a private developer's geotechnical engineer specified a protocol for using evacuated native soils to backfill utility trenches in private streets. The protocol was tested by the developer's contractor, however the reused native soils did not achieve conformance to backfill specifications and the test was abandoned. The City continues to evaluate possible options for new developments as related to utility trench backfill.</p>

**Exhibit "A" of PLN2011-00107
Annual Element Progress Report- Housing Element Implementation
(CCR Title 25 §6202)**

Jurisdiction City of Fremont
Reporting Period 01/01/2010 - 12/31/2010

<p>2.01-G: Solar Panel Incentive Program</p>	<p>Solar photovoltaic systems can lower utility bills for occupants while reducing the carbon footprint from new development. The Redevelopment Agency will evaluate establishing a solar panel incentive program for affordable multifamily projects.</p>	<p>Fall 2010</p>	<p>After evaluating development of a solar panel incentive program, the City and RDA instead developed broader programs to address energy efficiency in affordable projects. The City issued an RFP offering funding for energy efficiency projects by community agencies. (Awards were made in January, 2011, with Eden Housing receiving about \$80,000 for efficiency upgrades at the Redwood Lodge affordable development). The City used Federal energy stimulus funds to provide funding to the Alameda County Waste Management Authority for the Energy Upgrade Alameda County program. The program includes a multifamily housing component that provides technical and financial assistance to multifamily property owners pursuing energy efficiency retrofits. The City also presented a Resolution to Eden Housing at a Council meeting to recognize Eden's success in securing \$2.2 million in HUD funding for energy efficiency upgrades and installation of solar panels at the Sequoia Manor and Pacific Grove affordable developments.</p>
<p>3.01-A: Mid-Term Review of Redevelopment Agency's Implementation Plan</p>	<p>The Redevelopment Agency is required by law to conduct a mid-term review of its Implementation Plan. The next Agency mid-term review will take place in early 2011. As part of the mid-term review, the Agency will review target allocations and adjust them as necessary to help the City meet its housing needs. In the event the Plan Amendment is approved, the mid-term review would provide an opportunity for the Agency to make modifications to its policies and goals to ensure that Agency funding continues to be allocated appropriately to meet the City's housing needs.</p>	<p>Spring 2011</p>	<p>Staff began work on the Mid-Term Review document during CL 2009. The document was presented to the Redevelopment Agency Board in January 2011 for review and comment so that it can be finalized for formal consideration and approval in June 2011.</p>

**Exhibit "A" of PLN2011-00107
Annual Element Progress Report- Housing Element Implementation
(CCR Title 25 §6202)**

Jurisdiction City of Fremont
Reporting Period 01/01/2010 - 12/31/2010

<p>3.01-B: Inclusionary Housing Ordinance</p>	<p>The City's Inclusionary Housing Ordinance includes limited provisions whereby the developers can contribute to a Housing Trust Fund in lieu of construction affordable units within their projects. The City has been working on revisions to the Inclusionary Housing Ordinance that would increase opportunities for developers to choose to pay the fees rather than provide units, and expand the uses for the Fund to include supportive services for extremely-low, very-low, and low-income populations. However, based on a 2009 court decision, the City re-evaluated the proposed modifications to the Ordinance.</p>	<p>Adopted 6/7/5/2010</p>	<p>In June 2010, the City adopted amendments to the Affordable Housing Ordinance (formerly referred to as the Inclusionary Housing Ordinance). A major modification to the Ordinance provides flexibility to developers by allowing them the option of building units on site or fulfilling their obligation by paying the City an in-lieu fee of \$13.65 per square foot of living space. The in-lieu fee was reduced to in order to stimulate development during this economic downturn, with automatic annual increases built in over the next 3 years to bring the rate up to "market".</p>
<p>3.01-C: Develop a Target Percentage of Affordable Housing Funds to Support Extremely-Low Income Households.</p>	<p>The Redevelopment Agency will conduct an in-depth analysis of ELI households housing needs and will develop a local policy target percentage of affordable housing funds to meet the housing needs of this segment of Fremont's population, consistent with all applicable statutory obligations.</p>	<p>Spring 2010</p>	<p>The Agency Board held two work sessions, one in July 2010 and one in November 2010, where this question was considered. Because ELI households make up approximately 23% of the total low- and moderate-income housing need for Fremont in 2007-14 as laid out in the Regional Housing Needs Assessment, the Board directed staff to strive to build 23% of new units to be affordable to ELI households.</p>

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3.01-D: Maximize Existing Funding Resources	Ensure that the City is utilizing the full amount of CDBG and HOME funds available as part of the Urban County and HOME Consortium Program. Continue to provide support and information to developers in seeking additional funding resources such as Low Income Housing Tax Credits, Mortgage Revenue Bonds, Affordable Housing Program funds, etc.	Ongoing	<p>Peralta Senior Housing: In October 2010, Eden Housing started construction on a \$37 million, 98-unit senior rental development that will serve very low and extremely low income seniors. The Agency and City provided a \$12.7 million development loan, which includes \$10.8 million of Agency housing funds, \$1.4 million of HOME Program and \$488,000 of CDBG funds. The HUD 202-funded project is scheduled to be completed in winter 2011.</p> <p>Main Street Village: In June 2010, construction started on Allied Housing's Main Street Village, a 64-unit supportive housing development. The City and Agency provided \$6.6 million in financing, which included \$2.4 million of Agency funds, \$3 million of HELP funds, \$1 million of HOME funds and \$200,000 of CDBG funds. The \$26 million rental development received \$20 million of federal American Recovery and Reinvestment Act Funds administered by the CA Tax Credit Allocation Committee.</p> <p>ECHO Rental Assistance Program: The City provided \$19,526 in CDBG funds to ECHO to administer the Rental Assistance Program (RAP) RAP provides assistance through loan guarantees or cash grants to help lower-income renters who are delinquent in one month's rent or who have insufficient resources to move into a unit by assisting them with their security deposit. A total of 73 households were screened. A total of three (3) households received RAP guarantees assistance.</p> <p>Federal Stimulus Funds: The City received \$1.17 million in Homelessness Prevention and Rapid Re-Housing funds to provide financial assistance and services to prevent homelessness and to help those who are homeless to be quickly re-housed and stabilized. The program began October, 2009 and is being operated out of the Fremont Family Resource Center using the existing network of support agencies and personnel that operate out of the Center and has assisted over 138 households with homeless prevention funds.</p>
3.01-E: Impact Fee Deferrals	Continue to offer deferred payment of impact fees as an option for affordable housing projects.	Ongoing	<p>Fremont has for several years offered deferred impact fees for affordable housing projects. As part of the Fremont Economic Stimulus Package to encourage development during the economic downturn, the City instituted an across-the board impact fee reduction of 25% for projects in the CBD, 50% in the Midtown District, and 10% for projects located elsewhere in the City. Applicants can defer all City impact fees for 18 months or until final inspection, whichever comes first. In December 2010, the City added the ability to defer affordable housing In-lieu and impact fees as well. By offering this option more widely, the City continues to assist affordable projects while also helping to increase market rate housing supply. No affordable housing developments requested impact fee deferrals during the calendar year.</p>

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<p>3.03-B: Continue to Encourage Development of Affordable Family and Larger Sized Units</p>	<p>The Redevelopment Agency has adopted as a criterion for awarding funds to projects, the targeting of a range of unit sizes, including units suitable for larger families. The City and Redevelopment Agency will continue to encourage the development of affordable units that have a sufficient number of bedrooms to accommodate larger-sized family households. Units may be either for rental or purchase.</p>	<p>Ongoing</p>	<p>Existing Below Market Rate Housing (Rental): Pickering Place (4 and 3 bedroom units) Baywood (3 bedroom units) Archstone (3 bedroom units) Glen Haven (3 bedroom units) Glen View (3 bedroom units) Irvington Terrace (3 bedroom units) Maple Square (3 bedroom units) Oroyosom Village (3 bedroom units) Park Vista (3 bedroom units) Sundale Farms (3 bedroom units) Hummingbird (4 and 3 bedroom homes) New in 2010 Below Market Rate Housing (Ownership): Hummingbird (4 and 3 bedroom homes) Castilleja (4 bedroom homes) Cedarbrook (4 bedroom homes) Villa d'Este (3 bedroom homes) Cascade (3 bedroom homes) Loredo (3 bedroom homes) Sonora (3 bedroom homes) Parklane West (4 and 3 bedroom homes)</p>	
<p>3.03-C: Continue to Allow Manufactured Housing in Single Family (R-1) Districts</p>	<p>The City currently allows manufactured housing, which tends to be more affordable, in single-family (R-1) districts. The City will continue to allow manufactured housing in single-family districts.</p>	<p>Ongoing</p>	<p>The City's Planning Division continues to allow manufactured housing in existing single family residentially zoned areas. The Zoning Ordinance was amended in 2008 to clarify the development requirements of these home types.</p>	

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<p>3.03-D: Encourage a Mix of Affordable and Market-Rate Housing Near Transit</p>	<p>Housing is a critical component of a successful transit-oriented neighborhood. Studies show that the most successful transit-oriented developments offer a range of housing types and affordability within a short distance of transit. As part of the City's comprehensive General Plan Update, the Land Use Element will include new policies to encourage a mix of housing near transit. The City will also continue existing policies to encourage a mix of uses near transit such as no density limit for mixed use projects, no minimum open space requirement for mixed use, administrative processing of lot consolidation requests, and financial support where available for mixed use affordable projects.</p>	<p>Summer 2011</p>	<p>The draft General Plan Land Use and Mobility Elements include policies to encourage mixed use, urban development densities, and reduced land devoted to parking in areas near transit. The final General Plan is anticipated to be adopted in 2011.</p> <p>Furthermore, the City has prepared a draft Community Plan, Midtown, that includes minimum density requirements of 50 units per acre and FAR of 0.8. The plan is TOD and pedestrian oriented in the City's Central Business District near Fremont BART and AC Transit bus routes. The EIR and plan will be adopted in Summer 2011.</p> <p>See also Action 6.03-A.</p>
<p>3.03-E: Alternative Housing Concepts</p>	<p>Identify and encourage best practices alternative housing concepts such as co-housing which have proven effective in housing populations such as trail and isolated seniors, foster and emancipated youth, homeless, etc.</p>	<p>Ongoing</p>	<p>No action to-date.</p>
<p>3.03-F: Encourage Affordable Housing in a Variety of Locations</p>	<p>Continue to encourage production of affordable housing in different parts of Fremont, while taking into account funding restrictions and the City's goal to focus housing near transit.</p>	<p>Ongoing</p>	<p>For the reporting period, the City has two affordable housing developments in progress. Peralta Senior Housing, a 98-unit rental development, with on-site senior services under construction in the Centerville Redevelopment Area. Construction started in October 2010. The Agency is providing a \$12.7 million development loan to help finance the project. Main Street Village, a 64-unit supportive housing development under construction in the Irvington Redevelopment Area. Construction started in June 2010. The Agency is providing a \$6.6 million development loan to help finance the project.</p>

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<p>3.04-A: Consider Modification to Parking Requirements for Various Housing Types</p>	<p>Parking was identified by stakeholders as a barrier to housing development due to the associated costs. Evaluate modification to residential parking requirements, including allowances for tandem parking spaces, and possible reductions if analysis indicated that residents are likely to need less parking based on income level and/or proximity to transit.</p>	<p>Ongoing</p>	<p>Study was initiated by City staff in 2009 and is currently being reviewed. Report scheduled to be completed Winter 2011.</p>
<p>3.04-B: Evaluate Unbundling of Parking near TOD Areas</p>	<p>A parking system that "unbundles" parking from residences theoretically would provide more efficient use of land for parking. However, in practice, there are a number of challenges implementing an unbundled parking program. Evaluate options for unbundling of parking near TOD areas.</p>	<p>Ongoing</p>	<p>Study was initiated by City staff in 2009 and is currently being reviewed. Report scheduled to be completed Winter 2011. The draft Midtown Community Plan includes provisions for non-exclusive parking and reduced parking rates.</p>
<p>3.04-C: Early Identification of Possible Project Issues</p>	<p>In most housing development projects, there are challenges that must be resolved prior to permit issuance. Examples can include on-site historic resources; environmental requirements such as stormwater retention, hazardous materials, or wildlife habitat; water supply; traffic circulation.</p>	<p>Ongoing</p>	<p>With the new Team Based Approach, City staff has restructured its reviewing process, giving development applicants a more complete view of possible site/project issues early in the review process.</p>

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<p>3.04-D: Continue to Coordinate Development Review with Outside Agencies</p>	<p>Outside agencies such as Alameda County Water District, Union Sanitary District, Pacific Gas and Electric, and the Regional Water Quality Control Board have requirements that must be considered and incorporated into the development permit process. While the City works closely with these agencies and others to try to streamline review, the development community continues to identify coordination as a constraint. Continue to work with outside agencies to establish standards, share information and provide coordinated information to the development community.</p>	<p>Ongoing</p>	<p>The new Team Based Approach strategy involves all possibly interested governmental agencies and parties from the beginning of the development project review.</p>
<p>3.04-E: Review Fee Structure</p>	<p>Within six months of adoption of the comprehensive update to the city's General Plan (targeted completion date, Summer 2010), review the City's impact fee structure to assure that fees are equitable and fair in relationship to the infrastructure needs identified in the updated General Plan and that fees are reflective of actual costs and remain consistent with the provisions of the Quimby and Fee Mitigation Acts. In particular, the City will analyze park dedication and development impact fees for ELI units where supportive services are also provided, and will analyze traffic impact fees based on income level, disability and proximity to transit.</p>	<p>Within 6 months of adopted updated General Plan</p>	<p>The General Plan is scheduled to be completed in 2011. A city-wide fee review is scheduled to begin within 6 months of this adoption. Also see program 3.01-E for other fee reductions issued by the City.</p>

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<p>3.04-F: Complete Implementation of Process and Procedure Improvements</p>	<p>A study of the City's development processes was completed in 2008 and identified 130 recommendations for improving the City's development review processes. When implemented, these recommendations will streamline the City's development process, providing improved customer service and efficiency to housing developers.</p>	<p>Spring 2011</p>	<p>City staff has implemented many of the 130 recommendations made to improve the development review process. As a result, the Team Based Approach to development review debuted in May 2009 and fully integrated during CY2010.</p>
<p>4.01-A: Preserve "At-Risk" Affordable Housing Units</p>	<p>Continue to monitor affordable housing developments that could be at risk for converting to market rate. There are three developments at risk during the 2007-2014 time frame representing 158 total units at risk. The City will utilize its financial resources (Redevelopment funds, HOME and CDBG, State and Federal funding sources, etc.) if necessary to aggressively prevent the conversion of affordable housing units to market rate. City staff carefully monitors at-risk units and believes, based on its past success in achieving continued affordability of at-risk units, that conversion of units can be prevented with minimal investment of the City's limited affordable housing funds and maximum utilization of existing state and federal programs. However, should the City received notice that any of the three at-risk projects is converting to market rate, the City will work with the property owner to ensure tenants received timely notification and information on alternatives. The City will also evaluate the potential of using outside funding to preserve units.</p>	<p>2007-2014</p>	<p>While it is possible to invest funds, the majority of property owners the City has approached remain committed to providing below market rate rentals and are not interested in an ongoing regulatory relationship. HUD project based Section 8 has been the most effective program in preserving "at-risk" units throughout the City.</p>

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4.01-B: Long-Term Affordability Restrictions	Continue to require long-term affordability restrictions for existing and new housing units assisted with public funds. The Affordable Housing Ordinance was amended in June 2010 and requires a 55 year affordable term for rental units and a 30-year affordable term for "for sale" units. In 2013, the affordable term for "for sale" units will be increased to a 45 year affordable term.	Complete: Adopted June 19, 2010	Please see program 3.01-B.
4.01-C: Apartment Acquisition/Rehabilitation	The Redevelopment Agency will continue its Apartment Acquisition and Rehabilitation Program, which provides funding for affordable housing developers to acquire and rehabilitated multifamily rental units.	Ongoing	The Redevelopment Agency Board appropriated \$200,000 FY 2009-10 and \$240,000 in FY 2010-11 for its Apartment Acquisition and Rehabilitation Program. City staff has reached out to apartment owners (particularly in the redevelopment project areas) to participate, however, no owners agreed to participate in the 2010 reporting year.
4.01-D: Mobile Home Preservation and Rent Stabilization	Preserve existing mobile homes (756 mobile homes) and continue to enforce the City's Mobile Home Rent Stabilization Ordinance.	Ongoing	No updates to report, existing mobile homes are still operating at current capacity.
4.01-E: Continue to Implement Condominium Conversion Ordinance	The City's Condominium Conversion Ordinance limits and sets conditions for conversion of no more than 100 rental units in any calendar year to condominiums. It is intended to maintain the community's supply of rental units. The City will continue to implement the ordinance.	Ongoing	In CY 2010, the City received zero conversion applications. No units were converted in 2010.
5.01-A: Residential Rent Increase Dispute Resolution Ordinance	Continue the administration of the Rent Increase Dispute Ordinance and consider revisions as necessary to make the Ordinance as effective as possible in protecting both tenants and landlords.	Ongoing	No revisions are planned at this time.
5.01-B: Fair Housing Counseling Services	Continue the administration of fair housing counseling services and discrimination complaint assistance.	Ongoing	Investigated 30 fair housing cases in 2010. The City distributed over 1,200+ brochures and other information to approximately 2,000 residents to teach them about fair housing and their rights.

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5.01-C: Landlord/Tenant Counseling Services Program	Continue the administration of landlord/tenant counseling and eviction prevention services.	Ongoing	City staff responded to over 1,100 landlord/tenant inquiries.
5.02-A: Seniors: Home Equity Conversion Program	Provide information and counseling to senior homeowners on various home equity conversion options.	Ongoing	Eleven (11) persons received in depth counseling in 2010. Seventeen (17) persons received information pertaining to the Home Equity Conversion Program from the City. In 2010 over 355 residents were provided information on the program from outreach events, flyers and PSAs.
5.02-B: Disabled: Accessibility Improvements to Existing Housing	Continue to provide rehabilitation assistance to housing units that need accessibility improvements for use by their disabled residents.	Ongoing	A total of one (1) household received rehabilitation assistance in 2010.
5.02-C: Homeless: EveryOne Home Plan	Continue active participation in the EveryOne Home Plan, the Countywide plan to end homelessness through a continuum of housing services and opportunities for homeless households, including emergency shelters, transitional housing and permanent affordable housing opportunities.	Ongoing	To develop a coordinated system for prevention and re-housing services that is effective and efficient, the jurisdictions of Alameda County have agreed to work together, with the leadership of EveryOne Home, to implement regional housing assistance centers that provide a variety of prevention and re-housing services. Linked through a countywide referral, assessment and outcome tracking system. Coordination is also provided with the County's Social Service Agency, receiving TANF funding. The City received a total of \$1.17 million in 2009 to administer and operate a homeless prevention and rapid re-housing program in the south county, serving Fremont, Union City and Newark residents. The Fremont Family Resource Center has become the Housing Assistance Center for south county. The program opened its door on November 2, and has served approximately 788 people through CY2010. The City continues to actively participate in the county-wide effort to end homelessness under the leadership of EveryOne Home.
5.03-A: Rental Assistance Program	Continue to fund the Rental Assistance Program, which assists households at extremely low, very low, and low income levels with move in costs or delinquent rent due to temporary financial setbacks.	Ongoing	If residents fall behind in rent or need assistance in the move-in deposit, then ECHO can assist. CDBG staffing funded and social service grants funded. The ECHO staff monitors compliance and also have recently revised their screening process and intake forms to simplify the application process for residents. In CY 2010, the Rental Assistance Program provided the following services: 3 Grants/Guarantees, 73 Pre-Screens performed, 1 Support Counseling Session, 20 attended outreach programs.

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5.03-B: First Time Homebuyers Program	Over 800 potential first-time homebuyers attended the Office of Housing and Redevelopment's first-time homebuyers workshops during the previous planning period, and over 60 first-time low- and moderate-income homebuyers received down payment assistance from the City in purchasing their first home. Interest in the program has grown steadily since its inception.	Ongoing	Workshops were held quarterly and over 400 individuals attended the homeownership workshop.
5.03-C: Mortgage Credit Certificate Program	This program allocates mortgage credit certificates to first-time homebuyers.	Ongoing	Program run by the County, but the City of Fremont continues to assist in financing for this program. No other updates to report.
6.01-A: Affordable Housing Week	Continue to utilize Affordable Housing Week as an opportunity to publicize the need for and the benefits of affordable housing through Council proclamations, press releases, and other appropriate mechanisms.	Ongoing	In CY 2010, the following actions were taken: Proclamations were issued for Affordable Housing Week. A booklet on affordable housing was updated and made available for residents. OHR celebrated Fair Housing/Affordable Housing Week.
6.01-B: Affordable Housing Presentations	Make presentations and/or train community groups to deliver presentations regarding affordable housing to the community at large.	Ongoing	Advocates for Affordable Housing, a resident-sponsored advocate group, and city staff have facilitated 5+ presentations to various resident organizations, including rotary clubs. City staff has provided the power point presentation to Human Services staff and to affordable housing developers such as Eden Housing to use in their outreach programs concerning affordable housing programs.
6.02-A: Support for Non-Profit Affordable Housing Providers	Recognize and support the efforts of non-profit affordable housing providers that are located in Fremont and the Bay Area. Encourage the participation of these providers in developing housing and meeting the affordable housing needs of Fremont households. Examples of support might include public recognition of affordable housing developers, early consultation on projects, or project funding.	Ongoing	Refer to program 6.01A. The City also presented a Resolution to Eden Housing at a Council meeting to recognize Eden's success in securing a \$2.2 million in HUD funding for energy efficiency upgrades and installation of solar panels at the Sequoia Manor and Pacific Grove affordable developments.

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<p>6.02-B: Inter-Jurisdictional and Regional Planning</p>	<p>Continue to coordinate with local jurisdictions, Alameda County, and regional organizations to plan for residential development and affordable housing opportunities.</p>	<p>Ongoing</p>	<p>The City staff has worked with ABAG to further the goals of many regional planning efforts. These include the Priority Development Areas policy work, as well as providing ABAG with City specific data to assist in projections for housing in the Bay Area region. The City has participated in SB375 implementation with MTC and ABAG.</p>
<p>6.02-C: Consultation with Housing Stakeholders</p>	<p>Consult with affordable housing developers, market-rate developers, housing advocates, the business community, and other stakeholders on all proposed housing policy changes.</p>	<p>Ongoing</p>	<p>The City staff met with interested housing stakeholders in 2010 to discuss the progress on program implementation and discuss any questions or concerns they had about certain programs.</p>
<p>6.02-D: Annual Housing Report</p>	<p>Prepare an annual housing report for review by the City Council including information on progress made towards meeting new construction needs, affordable housing needs, effectiveness of existing programs and recommendations for improvement. Consult with non-profit providers, special need providers and other community resources in the preparation and evaluation of the report.</p>	<p>Annually, Ongoing</p>	<p>Report completed in February 2011. No further action to report. Planning Commission Public hearing scheduled for March 10, 2011. City Council Public hearing scheduled for March 22, 2011.</p>
<p>6.03-A: Update Land Use Element of General Plan</p>	<p>Consistent with regional planning efforts, the City plans to accommodate much of its future housing need in the Central Business District and in areas near existing and planned transit hubs (Centerville Train Depot, Fremont BART, Irvington BART) and along transit corridors. As part of a comprehensive update of its General Plan, the City will amend the Land Use element to reflect this long-range vision of intensified uses near transit. The updated General Plan will provide a policy basis for future rezoning of land near transit at higher densities.</p>	<p>Ongoing</p>	<p>The Draft General Plan was published in November, 2010. It calls for Fremont to become "strategically urban" with the bulk of future growth directed to areas near transit. The plan establishes a new "Urban Residential" land use category near transit hubs, with densities ranging from 30-70 units per acre. The plan also establishes "Transit Oriented Development (TOD) Overlays" within a half mile radius of transit stations that incorporate parking requirements, setbacks, and other development standards aimed at focusing growth near transit to meet the City's housing needs while ensuring that transportation options are available. Adoption of the General Plan is anticipated in 2011.</p>

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<p>7.01-A: Funding for Non-Profit Social Service Providers</p>	<p>The City currently provides funding to local non-profit agencies that offer a variety of supportive services to the community, including homeless assistance, meal programs, domestic violence services, child care services, health services, adult day care, and case management. Services are funded through a combination of CDBG and local funds.</p>	<p>Ongoing</p>	<p>The City provides grants to a total of 20 non-profit agencies which operate a total of 25 programs to provide a wide array of social services which include, but is not limited to shelter services, basic need services, domestic violence intervention, health services, family counseling services, and senior services. Examples of these agencies are Abode Services, Tri-City Volunteers, SAVE, Kidango, Tri-City Health Center, Family Paths, and Bay Area Adult Day Care. These programs served approximately 60,000 people per year.</p>
<p>7.01-B: Continue to Operate in Fremont Family Resource Center</p>	<p>The City partners with more than 25 government and non-profit organizations in the operation of the Fremont Family Resource Center (FRC), where families can access a variety of supportive services under one roof. FRC programs include housing information, youth and family services, case management, child care resources and referral, and family economic self-sufficiency programs.</p>	<p>Ongoing</p>	<p>Federal Stimulus Funds: The City received \$682,331 in Homelessness Prevention and Rapid Re-Housing funds to provide financial assistance and services to prevent homelessness and to help those who are homeless to be quickly re-housed and stabilized. The program began on November 1, 2009 and is being operated out of the Fremont Family Resource Center using the existing network of support agencies and personnel that operate out of the Center.</p>
<p>7.01-C: Continue to Implement the Pathways to Positive Aging Project</p>	<p>The City of Fremont provides extensive supports to elders, including paratransit and in-home health and case management services. As part of its Pathways to Positive Aging project, the City is partnering with numerous other service providers and community volunteers to enhance the service network and to increase community awareness. This work is funded through a combination of outside grants and local funds.</p>	<p>Ongoing</p>	<p>The City's Human Services Department is continuing to implement the Positive Pathways to Aging Project.</p>

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<p>7.02-A: Encourage Location of Case Management and other Supportive Services in Affordable Housing Developments</p>	<p>Research shows that convenient, accessible supportive services are a key to keeping many families housed. Where it is feasible, encourage on-site case management and other support services in affordable housing developments, or provide space which would allow services to be brought on site.</p>	<p>Ongoing</p>	<p>The Main Street Village project includes a variety of on-site supportive services that will be operated by ABODE services. See also 3.01D.</p>
<p>7.02-B: Encourage On-Site Child Care in Affordable Housing Developments</p>	<p>Convenient, affordable, high-quality child care is an important support for families with children. Where it is feasible, encourage on-site child care in affordable housing developments serving families with children.</p>	<p>Ongoing</p>	<p>Main St Village Apartments intends to offer a children's program as well as an After-school Program.</p>
<p>7.02-C: Encourage Location of Senior Supportive Services in Affordable Housing Developments for Seniors</p>	<p>Research shows that in order to assist older adults to age in place, access to support services are a key. Where feasible, encourage affordable housing developments to locate senior services on-site or at a minimum, provide space which would allow community senior services to be routinely brought on site.</p>	<p>Ongoing</p>	<p>The Peralta Senior Mixed Use project will include the On-Lok supportive services office. Additionally, the City's Human Service Department is studying the feasibility of opening a satellite office in this building. See also 3.01D.</p>
<p></p>	<p></p>	<p></p>	<p></p>

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General Comments:

